

Springfield Township

Clark County, Ohio

Zoning Regulations

Original Adoption: May 7, 1974

Amended: March 24, 2015
Effective Date: April 23, 2015

Effective Dates of Previous Amendments

July 26, 1973

June 21, 1974

July 1986

February 1992

January 15, 1998

September 13, 2001

March 16, 2006

July 10, 2008

TABLE OF CONTENTS

CHAPTER I – GENERAL INTRODUCTION

<u>Article Number</u>	<u>Topic and Subtopics</u>	<u>Page Number</u>
Article 1	Title and Purpose	
	➤ Section 101 Purpose	1-1
	➤ Section 102 Enacting Clause	1-1
	➤ Section 103 Title	1-1
	➤ Section 104 Interpretation and Correlation of Standards	1-2
Article 2	Construction of Language and Definitions	
	➤ Section 200 Construction of Language	2-1
	➤ Section 201 Definitions (beginning with the letter A)	
	- 201.01 Accessory Use	2-1
	- 201.02 Agriculture	2-2
	- 201.03 Alley	2-2
	- 201.04 Automobile of Trailer Sales Area	2-2
	- 201.05 Automobile Service Station	2-2
	- 201.06 Automobile Wrecking	2-2
	➤ Section 202 Definitions (beginning with the letter B)	
	- 202.01 Basement	2-2
	- 202.02 Board	2-2
	- 202.03 Building	2-2
	- 202.04 Building Height	2-2
	- 202.05 Building Line	2-3
	➤ Section 203 Definitions (beginning with the letter C)	
	- 203.01 Commission	2-3
	➤ Section 204 Definitions (beginning with the letter D)	
	- 204.01 Development Standards	2-3
	- 204.02 District	2-3
	- 204.03 Dwelling	2-3
	- 204.04 Dwelling Group	2-3
	- 204.05 Dwelling Units	2-3

➤ Section 205 Definitions (beginning with the letter E)	
- 205.01 Eating Place #1	2-4
- 205.02 Eating Place #2	2-4
- 205.03 Eating Place – Carry-Out	2-4
- 205.04 Eating Place – Drive-In	2-4
- 205.05 Essential Service	2-4
➤ Section 206 Definitions (beginning with the letter F)	
- 206.01 Family	2-4
- 206.02 Floor Area (gross)	2-4
- 206.03 Floor Area Ratio	2-5
- 206.04 Frontage	2-5
➤ Section 207 Definitions (beginning with the letter G)	
- 207.01 Garbage	2-5
- 207.02 Grade	2-5
- 207.03 Greenbelt	2-5
➤ Section 208 Definitions (beginning with the letter H)	
- 208.01 Home Occupation	2-5
- 208.02 Housekeeping Unit	2-6
➤ Section 209 Definitions (beginning with the letter I)	2-6
➤ Section 210 Definitions (beginning with the letter J)	
- 210.01 Junk	2-6
- 210.02 Junk Yard	2-6
➤ Section 211 Definitions (beginning with the letter K)	
- 211.01 Kennel or Animal Shelter	2-6
➤ Section 212 Definitions (beginning with the letter L)	
- 212.01 Land Use Plan	2-6
- 212.02 Landscaping	2-6
- 212.03 Livable Space	2-6
- 212.04 Live Entertainment	2-7
- 212.05 Loading Space	2-7
- 212.06 Lot	2-7
- 212.07 Lot Area	2-7
- 212.08 Lot Coverage	2-7
- 212.09 Lot Depth	2-7
- 212.10 Lot Frontage	2-7
- 212.11 Lot Lines	2-7
- 212.12 Lot of Record	2-8

➤ Section 213 Definitions (beginning with the letter M)	
- 213.01 Manufacturing	2-8
- 213.02 Mobile Home	2-8
- 213.03 Motel/Motor Hotel	2-8
➤ Section 214 Definitions (beginning with the letter N)	
- 214.01 Non-Conforming Use of Buildings and Land	2-8
- 214.02 Nursery or Child Care Center	2-8
- 214.03 Nursing Home, Rest Home or Convalescent Home	2-8
- 214.04 Nuisance Factors	2-9
➤ Section 215 Definitions (beginning with the letter O)	
- 215.01 Open Space	2-9
- 215.02 Open Storage	2-9
➤ Section 216 Definitions (beginning with the letter P)	
- 216.01 Planned Development	2-9
- 216.02 Planning Commission	2-10
➤ Section 217 Definitions (beginning with the letter Q)	2-10
➤ Section 218 Definitions (beginning with the letter R)	
- 218.01 Recreation	2-10
- 218.02 Refuse	2-10
- 218.03 Roadside Stand	2-10
- 218.04 Room, Habitable	2-10
- 218.05 Rooming House	2-10
➤ Section 219 Definitions (beginning with the letter S)	
- 219.01 Setback	2-10
- 219.02 Sign	2-10
- 219.03 Sign Area	2-11
- 219.04 Sign Face	2-11
- 219.05 Sign Height	2-11
- 219.06 Sign Structure	2-11
- 219.07 Stable	2-11
- 219.08 Story	2-11
- 219.09 Street	2-11
- 219.10 Structural Alteration	2-11
- 219.11 Structure	2-11
➤ Section 220 Definitions (beginning with the letter T)	
- 220.01 Thoroughfare Plan	2-11
- 220.02 Trailer	2-12
- 220.03 Truck Terminal	2-12

	➤ Section 221 Definitions (beginning with the letter U)	2-12
	➤ Section 222 Definitions (beginning with the letter V)	2-12
	➤ Section 223 Definitions (beginning with the letter W)	2-12
	➤ Section 224 Definitions (beginning with the letter X)	2-12
	➤ Section 225 Definitions (beginning with the letter Y)	
	- 225.01 Yard (Front)	2-12
	- 225.02 Yard (Rear)	2-13
	- 225.03 Yard (Side)	2-13
	➤ Section 226 Definitions (beginning with the letter Z)	
	- 226.01 Zoning Certificate	2-13
	- 226.02 Zoning Inspector	2-13
	- 226.03 Zoning Map	2-13
Article 3	Zoning Districts, Boundaries, and Maps	
	➤ Section 301 Districts Established	3-1
	➤ Section 302 Boundaries	
	- 302.01 Incorporation	3-1
	- 302.02 Areas Shown on Map	3-1
	- 302.03 Rules of Interpretation	3-2
	➤ Section 303 District Requirements	3-2
Article 4	“A” Agricultural Districts and Purpose	
	➤ Section 400 Intent	4-1
	➤ Section 401 Principal Permitted Uses	4-1
	➤ Section 402 Conditional Use	4-1
	➤ Section 403 Accessory Uses	4-2
	➤ Section 404 Development Standards	4-2
Article 5	“R-1” Through “R-4” Single Family Residential Districts	
	➤ Section 500 Intent	5-1
	➤ Section 501 Principal Permitted Uses	5-1
	➤ Section 502 Conditional Use	5-1
	➤ Section 503 Accessory Uses	5-2
	➤ Section 504 Development Standards	5-2

Article 6	“R-5” Two Family Residential District	
	➤ Section 600 Intent	6-1
	➤ Section 601 Principal Permitted Uses	6-1
	➤ Section 602 Conditional Use	6-1
	➤ Section 603 Accessory Uses	6-2
	➤ Section 604 Development Standards	6-2
Article 7	“R-6” and “R-7” Multiple Family Residential District	
	➤ Section 700 Intent	7-1
	➤ Section 701 Principal Permitted Uses – “R-6”	7-1
	➤ Section 702 Principal Permitted Uses – “R-7”	7-1
	➤ Section 703 Conditional Uses: “R-6” and “R-7”	7-1
	➤ Section 704 Accessory Uses: “R-6” and “R-7”	7-2
	➤ Section 705 Development Standards	7-2
Article 8	“R-8” Mobile Home Residential District	
	➤ Section 800 Intent	8-1
	➤ Section 801 Principal Permitted Uses	8-1
	➤ Section 802 Accessory Uses	8-1
	➤ Section 803 Developmental Standards	
	- 803.01 Required Conditions	8-1
	- 803.02 Required Conditions for Existing Mobile Home Parks	8-2
Article 9	“OR-1” Office Residential District	
	➤ Section 900 Intent	9-1
	➤ Section 901 Principal Permitted Uses	9-1
	➤ Section 902 Conditional Uses	9-1
	➤ Section 903 Accessory Uses	9-1
	➤ Section 904 Required Conditions	9-2
	➤ Section 905 Development Standards	9-2
Article 10	“O-2” Office District	
	➤ Section 1000 Intent	10-1
	➤ Section 1001 Principal Permitted Uses	10-1
	➤ Section 1002 Conditional Use	10-1

	➤ Section 1003 Accessory Uses	10-2
	➤ Section 1004 Development Standards	10-2
Article 11	“B-1” Neighborhood Business District	
	➤ Section 1100 Intent	11-1
	➤ Section 1101 Principal Permitted Uses	11-1
	➤ Section 1102 Accessory Uses	11-1
	➤ Section 1103 Required Conditions	11-1
	➤ Section 1104 Development Standards	11-2
Article 12	“B-2” Community Business District	
	➤ Section 1200 Intent	12-1
	➤ Section 1201 Principal Permitted Uses	12-1
	➤ Section 1202 Conditional Uses	12-1
	➤ Section 1203 Accessory Uses	12-2
	➤ Section 1204 Required Conditions	12-2
	➤ Section 1205 Development Standards	12-3
Article 13	“B-3” General Business District	
	➤ Section 1300 Intent	13-1
	➤ Section 1301 Principal Permitted Uses	13-1
	➤ Section 1302 Conditional Uses	13-1
	➤ Section 1303 Accessory Uses	13-2
	➤ Section 1304 Required Conditions	13-2
	➤ Section 1305 Development Standards	13-3
Article 14	“B-4” Expressway Service District	
	➤ Section 1400 Intent	14-1
	➤ Section 1401 Principal Permitted Uses	14-1
	➤ Section 1402 Conditional Uses	14-1
	➤ Section 1403 Required Conditions	14-1
	➤ Section 1404 Development Standards	14-1

Article 15	“S” Specific Use Control	
	➤ Section 1500 Intent	15-1
	➤ Section 1501 Procedures	15-1
	➤ Section 1502 Change of Use or Uses	15-1
Article 16	“I-1” Light Industrial District	
	➤ Section 1600 Intent	16-1
	➤ Section 1601 Principal Permitted Uses	16-1
	➤ Section 1602 Conditional Uses	16-2
	➤ Section 1603 Accessory Uses	16-2
	➤ Section 1604 Required Conditions	16-3
	➤ Section 1605 Development Standards	16-4
Article 17	“I-2” General Industrial District	
	➤ Section 1700 Intent	17-1
	➤ Section 1701 Principal Permitted Uses	17-1
	➤ Section 1702 Conditional Uses	17-1
	➤ Section 1703 Accessory Uses	17-2
	➤ Section 1704 Required Conditions	17-2
	➤ Section 1705 Development Standards	17-3
Article 18	“I-3” Heavy Industrial District	
	➤ Section 1800 Intent	18-1
	➤ Section 1801 Principal Permitted Uses	18-1
	➤ Section 1802 Conditional Uses	18-2
	➤ Section 1803 Conditions for Conditional Uses	18-2
	➤ Section 1804 Accessory Uses	18-2
	➤ Section 1805 Required Conditions	18-3
	➤ Section 1806 Development Standards	18-4
Article 19	“F” Flood Plain District	
	➤ Section 1900 Intent	19-1
	➤ Section 1901 Principal Permitted Uses	19-1
	➤ Section 1902 Conditional Use	19-1

Article 20	“NR” Natural Resources District	
	➤ Section 2000 Intent	20-1
	➤ Section 2001 Principal Permitted Uses	20-1
	➤ Section 2002 Conditional Uses	20-1
	➤ Section 2003 Conditional Requirements	20-1
	➤ Section 2004 Application, Review & Permit Renewal Procedures	20-2
	➤ Section 2005 Development Standards	20-3
	➤ Section 2006 Rehabilitation Requirements	20-3
Article 21	Planned Development Districts	
	➤ Section 2100 Intent	21-1
	➤ Section 2101 Application	21-1
	➤ Section 2102 Types of Planned Development	21-1
	➤ Section 2103 Standards for Planned Development	21-1
	➤ Section 2104 Procedure	
	- 2104.01 Submission	21-2
	- 2104.02 Submission of Development Plan	21-2
	- 2104.03 Action by the Springfield Twp Zoning Commission	21-3
	- 2104.04 Final Development Plan	21-4
	- 2104.05 Action by the Board of Township Trustees	21-4
	- 2104.06 Subdivision of Plat Required	21-4
	- 2104.07 Expiration Date for Development Plan Approval	21-4
Article 22	“PD-1” Planned Residential District	
	➤ Section 2201 Permitted Uses	22-1
	➤ Section 2202 Development Standards	
	- 2202.01 Area Requirement	22-1
	- 2202.02 Land Use Intensity	22-1
	- 2202.03 Site Planning	22-1
	- 2202.04 Parking and Loading	22-2
Article 23	“PD-2” Planned Office District	
	➤ Section 2301 Principal Permitted Uses	23-1
	➤ Section 2302 Development Standards	
	- 2302.01 Area Requirement	23-1
	- 2302.02 Land Occupancy by Building	23-1
	- 2302.03 Open Space Requirements	23-1
	- 2302.04 Relation to Major Transportation Facilities	23-1
	- 2302.05 Site Planning	23-1
	- 2302.06 Parking and Loading	23-2

Article 24	“PD-3” Planned Business District	
	➤ Section 2401 Principal Permitted Uses	24-1
	➤ Section 2402 Development Standards	
	- 2402.01 Area Requirement	24-1
	- 2402.02 Land Occupancy by Building	24-1
	- 2402.03 Relation to Major Transportation Facility	24-1
	- 2402.04 Site Planning	24-1
	- 2402.05 Off-Street Parking and Loading Requirements	24-2
Article 25	“PD-4” Planned Industrial	
	➤ Section 2501 Principal Permitted Uses	25-1
	➤ Section 2502 Development Standards	
	- 2502.01 Area Requirement	25-1
	- 2502.02 Land Occupancy by Building	25-1
	- 2502.03 Relation to Major Transportation Facility	25-1
	- 2502.04 Site Planning	25-1
	- 2502.05 Parking and Loading	25-2
Article 26	Schedule of Regulations: Site Plan Requirements	
	➤ Section 2600 Schedule Limiting Height, Bulk, Density and Area by Zoning District	26-1
	- 2600.01 Notes to Schedule	26-2
	➤ Section 2601 Subdivision Open Space Plan	
	- 2601.01 Intent	26-3
	- 2601.02 Procedure	26-3
	➤ Section 2602 Site Plan Review	
	- 2602.01 Site Plan	26-4
	- 2602.02 Site Plan Format	26-4
	- 2602.03 Site Plan Review	26-4
Article 27	Existing and Non-Conforming Uses	
	➤ Section 2701 Conformance Required	27-1
	➤ Section 2702 Non-Conforming Vacant Lots	
	- 2702.01 Non-Conforming Lots of Record	27-1
	- 2702.02 Non-Conforming Vacant Lots in Resid. District	27-1
	- 2702.03 Non-Conforming Vacant Lots in Other Districts	27-1
	➤ Section 2703 Non-Conforming Structures	
	- 2703.01 Continuation	27-2
	- 2703.02 Enlargement, Repair, Alterations	27-2
	- 2703.03 Damage or Destruction	27-2
	- 2703.04 Moving a Structure	27-2

	➤ Section 2704 Non-Conforming Uses	
	- 2704.01 Continuation	27-2
	- 2704.02 Repair and Maintenance	27-3
	- 2704.03 Extension and Enlargement	27-3
	- 2704.04 Damage or Destruction	27-3
	- 2704.05 Moving	27-4
	- 2704.06 Change	27-4
	- 2704.07 Discontinuance	27-4
	- 2704.08 Non-Conforming Accessory Uses	27-4
Article 28	Provision Affecting Area, Yards, and Courts	
	➤ Section 2801 Street Frontage Required	28-1
	➤ Section 2802 Traffic Visibility Across Corner Lots	28-1
	➤ Section 2803 Reduction of Area or Space	28-1
	➤ Section 2804 Off-Street Parking and Loading	28-1
Article 29	Accessory Uses	
	➤ Section 2901 Permitted Accessory Uses – Residential, Office, Office-Residential, and Agricultural Districts	29-1
	➤ Section 2902 Permitted Accessory Uses – Business and Industrial Districts	29-2
	➤ Section 2903 Accessory Uses Not Permitted – Residential Office, Office-Residential, and Agricultural Districts	29-2
	➤ Section 2904 Standards	29-2
Article 30	Exceptions, Modifications, Interpretations and Exemptions From Zoning Provisions	
	➤ Section 3001 Application	30-1
	➤ Section 3002 Height Lines	30-1
	➤ Section 3003 Corner Lots	30-1
	➤ Section 3004 Front Yard Exceptions and Modifications	30-2
	➤ Section 3005 Double Frontage Lots	30-2
	➤ Section 3006 Side Yard Exceptions or Modifications	30-2
	➤ Section 3007 Projections Into Required Yards	30-2
	➤ Section 3008 Fences, Walls, and Hedges	30-3
	➤ Section 3009 Residential Entrance Way	30-3
	➤ Section 3010 Essential Services	30-3
	➤ Section 3011 Unsafe Buildings	30-3
	➤ Section 3012 Existing Building Permits	30-4

Article 31	Sign and Billboard Regulations	
	➤ Section 3101 Permitted Signs for Which No Certificate is Required	31-1
	➤ Section 3102 Permitted Signs Which a Certificate is Required	31-2
	➤ Section 3103 Prohibited Signs and Billboards	31-4
	➤ Section 3104 Design Standards for Signs and Billboards	31-4
	➤ Section 3105 Non-Conforming Signs and Billboards	31-6
	➤ Section 3106 Certificate Required	31-6
	➤ Section 3107 General Requirements	31-7
	➤ Section 3108 Governmental Signs Excluded	31-7
Article 32	Off-Street Loading Areas	
	➤ Section 3201 Off-Street Loading Spaces Required	32-1
	➤ Section 3202 Off-Street Loading Requirements	32-1
	➤ Section 3203 Off-Street Loading Standards	32-1
Article 33	Off-Street Parking	
	➤ Section 3301 Off-Street Parking Required	33-1
	➤ Section 3302 Off-Street Parking Requirements	33-1
	➤ Section 3303 Off-Street Parking Standards	
	- 3303.01 General	33-4
	- 3303.02 Maintenance	33-5
	- 3303.03 Units of Measurement	33-6
	- 3303.04 Additions and Extensions	33-7
	- 3303.05 Mixed Occupancies and Uses Not Specified	33-7
	- 3303.06 Collective Provision	33-7
	➤ Section 3304 School Bus Parking	33-7
	➤ Section 3305 Inoperable and Damaged Cars	33-7
Article 34	Noise	
	➤ Section 3401 Method of Measurement	34-1
	➤ Section 3402 Exemptions	34-1
	➤ Section 3403 Required Performance Level	34-1
	➤ Section 3404 Standards in the “B-1” Through “B-4” Business Districts and “I-1” Light Industrial District	34-1
	➤ Section 3405 Standards in the “I-2” General Industrial District and “PD-4” Planned Industrial Park District	34-3
	➤ Section 3406 Standards in the “I-2” Heavy Industrial District	34-4

Article 35	Golf Courses, Swimming Pools, Tennis Courts, Miniature Golf Courses, Driving Ranges and Other Similar Recreational Uses	
	➤ Section 3501 Required Conditions	35-1
Article 36	Residential Condominium Regulations	36-1
Article 37	Uses Not Otherwise Included Within a Specific Use District	
	➤ Section 3700 Intent	37-1
	➤ Section 3701 Outdoor Theaters	37-1
	➤ Section 3702 Commercial, Cell Phone, Wind Turbines, Television and Radio Towers and Public Utility Microwaves and Public Utility Microwaves, and Public Utility Television Transmitting Towers	37-1
	➤ Section 3703 Airports and Related Uses	37-2
	➤ Section 3704 Oil and Gas Wells	
	- 3704.01	37-2
	- 3704.02 Required Conditions	37-2
	- 3704.03	37-3
	- 3704.04	37-3
	➤ Section 3705 Refuse (Solid Waste) Disposal Sites	
	- 3705.01 Application, Review, and Permit Renewal Procedure	37-3
	- 3705.02 Required Conditions	37-4
Article 38	Enforcement Penalties	
	➤ Section 3801 Enforcement by the Zoning Inspector	38-1
	➤ Section 3802 Zoning Certificates	
	- 3802.01 Application for Zoning Certificate	38-1
	- 3802.02 Issuance of Zoning Certificate	38-2
	- 3802.03	38-2
	➤ Section 3803 Violations – Remedies	38-2
	➤ Section 3804 Violations and Penalties	38-2
	➤ Section 3805 Fees	38-2
Article 39	Board of Zoning Appeals	
	➤ Section 3901 Appointment	
	- 3901.01 Establishment	39-1
	- 3901.02 Removal	39-1
	➤ Section 3902 Organization	39-1

	➤ Section 3903 Jurisdiction	39-2
	➤ Section 3904	
	- 3904.01 Authorization	39-2
	- 3904.02 Notice of Appeal	39-3
	- 3904.03 Hearing on Appeal	39-3
	- 3904.04 Decision on Appeals	39-3
	➤ Section 3905 Procedure for Obtaining a Variance	
	- 3905.01 Authorization	39-3
	- 3905.02 Application for Variance	39-3
	- 3905.03 Information for Zoning Commission	39-4
	- 3905.04 Hearing on Variance	39-4
	- 3905.05 Standards for Variances	39-4
	- 3905.06 Conditions and Resolutions	39-5
	- 3905.07 Decision on Variance	39-5
	- 3905.08 Period on Validity	39-5
	➤ Section 3906 Procedure for a Conditional Use Certificate	
	- 3906.01 Authorization	39-5
	- 3906.02 Application for Conditional Use	39-5
	- 3906.03 Information for Township Zoning Commission	39-6
	- 3906.04 Hearing on Conditional Use	39-6
	- 3906.05 Standards for Conditional Use	39-6
	- 3906.06 Conditions and Restrictions	39-7
	- 3906.07 Period of Validity	39-7
Article 40	Township Zoning Commission District Changes and Resolution Amendments	
	➤ Section 4001 Township Zoning Commission	
	- 4001.01 Organization	40-1
	➤ Section 4002 District Changes and Resolution Amendments	
	- 4002.01 Procedure for District Changes	40-1
	- 4002.02 Written Application	40-2
Article 41	Land Use Intensity	
	➤ Section 4101 Land Use Intensity Scale	41-1
	➤ Section 4102 Application of Land Use Intensity (LUI)	41-2
Article 42	When Effective; Repeal of Conflicting Resolution; Validity	
	➤ Section 4201 When Effective	42-1
	➤ Section 4202 Repeal of Conflicting Resolution	42-1
	➤ Section 4203 Validity	42-1

This page intentionally left blank.

ARTICLE 1
TITLE AND PURPOSE

Section 101 Purpose

A resolution establishing comprehensive Zoning Regulations for the unincorporated area of Springfield Township, Clark County, Ohio and providing for the administration, enforcement, and amendment thereof, in accordance with the provisions of Chapter 519, Ohio Revised Code.

Whereas, Chapter 519, Ohio Revised Code, empowers the Township to enact a Zoning Resolution and to provide for its administration, enforcement, and amendment, and

Whereas, the Springfield Township Trustees deem it necessary for the purpose of promoting the health, safety, morals, or general welfare of the Township to enact such a Resolution, and

Whereas, the Trustees, pursuant to the provisions of Chapter 519.04 of the Ohio Revised Code, has appointed a Zoning Commission to recommend the boundaries of the various districts and appropriate regulations to be enforced therein, and

Whereas, the Zoning Commission has divided the Township into districts and has prepared regulations pertaining to such districts in order to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the over-crowding of land; to avoid the undue concentration of population; to facilitate the adequate provision for transportation, waste, sewage, schools, parks, and other public requirements, and

Whereas, the Zoning Commission has given reasonable consideration among other things to the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings, and encouraging the most appropriate use of land throughout the unincorporated area of the Township, and

Whereas, the Zoning Commission and Township Trustees have given due public notice of hearings relating to zoning districts, regulations, and restrictions, and has held such public hearings, and

Whereas, all requirements of Chapter 519 of the Ohio Revised Code have been met.

Section 102 Enacting Clause

Now therefore be it resolved by the people of the Township of Springfield, County of Clark, State of Ohio all that follows herein:

Section 103 Title

This Resolution shall be known and may be cited as the Springfield Township Zoning Resolution.

Section 104 Interpretation and Correlation of Standards

In their interpretation and application, the provisions of this Zoning Resolution shall be held to be minimum requirements. Whenever the requirements of this Resolution are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, or resolutions, the most restrictive, or that imposing the highest standards shall govern.

ARTICLE 2
CONSTRUCTION OF LANGUAGE AND DEFINITIONS

Section 200 Construction of Language

- A. The particular shall control the general.
- B. In case of any difference of meaning or implication between the text of this Resolution and any caption or illustration, the text shall control.
- C. The word *shall* is always mandatory and not discretionary. The word *may* is permissive.
- D. Words used in the present tense shall include the future tense, the singular number shall include the plural, and the plural number includes the singular, unless the context clearly indicated the contrary.
- E. A *building* or *structure* includes any part thereof.
- F. The words used or occupied include the *words intended, designed, arranged, or maintained*.
- G. The word *person* includes an individual, firm, association, organization, partnership, trust, company, or any other similar entity.
- H. The word *lot* includes the words plot or parcel.
- I. Unless the context clearly indicated the contrary, where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction *and*, *or* *either or*, the conjunction shall be interpreted as follows:
 - 1. *And* indicates that all the connected items, conditions, provisions, or events shall apply.
 - 2. *Or* indicates that the connected items, conditions, provisions, or events may apply singly or in any combination.
 - 3. *Either or* indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.
- J. Terms not herein defined shall have the meaning customarily assigned to them.

Section 201 Definitions (beginning with the letter A)

201.01 Accessory Use

Any purpose for which a building, structure, or a tract of land may be designed, arranged, intended, maintained, or occupied which:

- A. Is customarily incidental and subordinate in area, extent or purpose to the principal building, structure or use which it serves.
- B. Is located on the same zoning lot as the principal building, structure or use, with the single exception of such accessory off-street parking facilities as are permitted to locate elsewhere other than on the same zoning lot with the building or use served under 3303.01(E) of this resolution.

201.02 Agriculture

As Defined in the Ohio Revised Code 519.01 Township zoning- agriculture defined.

As used in section 519.02 to 519.25 of the Revised Code, "Agriculture" includes farming; ranching; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; the processing, drying storage, and marketing of agricultural products when those activities are conducted in conjunction with, but secondary to, such husbandry or production. [rev. 10-27-2009]

201.03 Alley

A dedicated public right-of-way, other than a street, that affords a secondary means of access to abutting property.

201.04 Automobile or Trailer Sales Area

An open area, other than a street, used for the display, sale or rental of new or used motor vehicles or trailers in operable conditions; and where no repair work is done.

201.05 Automobile Service Station

A structure and surrounding land used for the storage and sale of petroleum fuel, primarily to passenger vehicles, and for accessories or supplies; the incidental washing of motor vehicles and the performing of tune-ups, tire and brake changing and repair.

201.06 Automobile Wrecking

The dismantling or disassembling of used motor vehicles or trailers, or the storage, sale, or dumping of dismantled, non-operating or wrecked vehicles or their parts.

Section 202 Definitions (beginning with the Letter B)

202.01 Basement

That portion of the building located partly underground but having more than one-half (1/2) of its clear floor-to-ceiling height below the average grade of the adjoining ground.

202.02 Board

The Board of Zoning Appeals of Springfield Township.

202.03 Building

Any covered structure, either temporary or permanent, having a room supported by columns or walls and intended for the shelter or enclosure of persons, animals, chattels, or moveable property of any kind.

202.04 Building Height

A line parallel to the street right-of-way line at any story level of a building and representing the distance which all or any part of the building is to be set back from said right-of-way, except as specified in Article 29.

202.05 Building Line

A line parallel to the street right-of-way line at any story level of a building and representing the distance which all or any part of the building is to be set back from said right-of-way, except as specified in Article 29.

Section 203 Definitions (beginning with the letter C)

203.01 Commission

The Springfield Township Zoning Commission of Clark County, Ohio.

Section 204 Definitions (beginning with the letter D)

204.01 Development Standards

Standards controlling the size of structures and the relationships of structures and the uses to each other and to open areas and lot lines. Development standards include regulations controlling maximum height, minimum lot area, minimum lot frontage, minimum size of yards and setbacks, maximum lot coverage and maximum floor area ratio.

204.02 District

A portion of the unincorporated area of Springfield Township within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this Zoning Resolution.

204.03 Dwelling

Any building or portion thereof occupied or intended to be occupied exclusively for residential purposes, but not including a tent, cabin, trailer, trailer coach, or other temporary or transient structure or facility.

A. Single Family

A building occupied or constructed to be occupied exclusively for residential purposes by one (1) family or housekeeping unit.

B. Two Family

A building occupied or constructed to be occupied exclusively not more than two (2) families or housekeeping units.

C. Multiple

A building or portion thereof occupied or constructed to be occupied by three (3) or more families or housekeeping units.

204.04 Dwelling Group

A group of two or more detached dwellings located on a parcel of land in one ownership and having any yard or court in common.

204.05 Dwelling Units

One room, or a suite of two (2) or more rooms, designed for used by one family or housekeeping unit for living and sleeping purposes and which includes permanently installed cooking and lawfully required sanitary facilities.

Section 205 Definitions (beginning with letter E)

205.01 Eating Place #1

An establishment, other than a dining room operated by a hotel, motel, or private club, offering food and beverage, which may include liquor, beer wine, if licensed by the State of Ohio, for consumption only inside the building.

205.02 Eating Place #2

An establishment having the attributes of an Eating Place #1, and which also provides live entertainment.

205.03 Eating Place- Carry-Out

An establishment offering food and beverages, which may include liquor, beer and wine, if licensed by the State of Ohio, Where the food and beverages are dispensed at the counter to persons not in or on motor vehicles.

205.04 Eating Place- Drive-In

An establishment offering food and beverages, which may include liquor, beer and wine, if licensed by the State of Ohio, where the food and beverages are served directly to the persons while in or on motor vehicles.

205.05 Essential Service

The location, erection, construction, reconstruction, change, alteration, maintenance, removal, use or enlargement by public utilities or county or other governmental agencies, of underground or overhead gas, electrical, steam, or water generation, transmission or distributing systems; including buildings, structures, towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarms boxes, police call boxes, traffic signals, hydrants, and other similar equipment or accessories and the use of land in connection there within, for the furnishing of adequate service by such public utilities or county or other governmental agencies or for the public health, safety, morals, and general welfare; as such, essential services are allowed in all zoning districts. [rev. 10-27-2009]

Section 206 Definitions (beginning with the letter F)

206.01 Family

Two (2) or more persons living in the same household who are related to each other by blood, marriage or adoptions; but not including a group occupying a boarding house, lodging house or motel, fraternity or sorority house.

206.02 Floor Area (gross)

The sum of the gross horizontal area of all the floors of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two (2) buildings. Floor area shall include the area of the basements when used for residential, commercial, or industrial purposes, but shall not include a basement or portion of a basement used for storage or the housing of mechanical or central heating equipment. In calculating floor area, the following shall not be included:

- A. Attic Space providing structural head room of less than 7' 6" (seven [7] feet, six [6] inches).
- B. Uncovered steps.
- C. Terraces, breezeways and open porches.

- D. Automobile parking space in a basement or private garage.
- E. Accessory off-street loading berths, but not to exceed twice the space required by the provisions of this Resolution.

206.03 Floor Area Ratio

The floor area ratio of the building or other structure on any lot is determined by dividing the gross floor area of such building or structure by the area of the lot on which the building or structure is located. When more than one (1) building or structure is located on a lot, then the floor area ratio is determined by dividing the total floor area of all building or structures by the area of the lot. The floor area ratio requirements, as set forth under each zoning district, shall determine the maximum floor area allowable for buildings or other structures, in direct ratio to the gross area of the lot.

206.04 Frontage

See lot Frontage Subsection 212.10.

Section 207 Definitions (beginning with letter G)

207.01 Garbage

Garbage shall be interpreted to mean all putrescible wastes including vegetable, animal, offal, and carcasses, of small dead animals; but does not include human excreta; sewage and other water-carried wastes.

207.02 Grade

The average level of the finished surface of the ground adjacent to the exterior walls of the building or structure.

207.03 Greenbelt

A strip of land parallel to and extending inwardly from the lot lines or right-of-way lines. Said Greenbelt shall be maintained at all times in grass, trees, shrubs, or plantings, or not structures, parking areas or signs shall be permitted.

Section 208 Definitions (beginning with the letter H)

208.01 Home Occupation

A home occupation shall be an occupation carried on within a dwelling unit by members of the family residing therein and provided:

- A. Said occupation does not require a state or local license and/or inspection.
- B. It doesn't not occupy more than two hundred (200) square feet of floor area within the dwelling unit and does not require alteration of the structure.
- C. Signs for home occupations are subject to regulations in Article 31.
- D. The only mechanical equipment installed or used is that which is normally used for domestic or household purposes.
- E. The majority of the business enterprise is performed at an off-site location away from the home. [eff. 10-27-2009]

- F. Storage of equipment and material related to said home occupation shall be at an off-site location away from the residence. [eff. 10-27-2009]

208.02 Housekeeping Unit

One (1) or more persons living in a dwelling who are not family.

Section 209 Definitions (beginning with letter I)

Section 210 Definitions (beginning with letter J)

210.01 Junk

Old or scrap copper, brass, rope, rags, batteries, paper, rubber, junked, dismantled or wrecked automobiles or parts thereof; iron, steel, and other old or scrap ferrous or non ferrous materials which are not held for sale or remelting purposes by an establishment having facilities for processing such materials.

210.02 Junk Yard

An establishment or place of business (other than an establishment having facilities for processing iron, steel, or non-ferrous scrap and whose principal product is scrap iron and steel or non ferrous scrap for sale for remelting), which is maintained or operated for the purpose or storing, keeping, buying or selling junk; or operation or an automobile graveyard, except an establishment or place where automobiles, wrecked or otherwise, are held or impounded for a period not to exceed ninety (90) days exclusively for storage, repair, or resale without alteration.

Sections 211 Definitions (beginning with letter K)

211.01 Kennel or Animal Shelter

Any structure or runway in which dogs or other small animals are kept for compensation or sale.

Section 212 Definitions (beginning with letter L)

212.01 Land Use Plan

The long-range plan for the desirable use of land within the unincorporated area of Clark County as officially adopted and as amended from time to time by the Planning Commission.

212.02 Landscaping

The improvement of open areas by the planting and maintenance of trees, bushes, flower gardens, grass, and other vegetation.

212.03 Livable Space

Part of the open space as found in planned developments which includes all land not covered by roof or devoted to streets, easements of access, and parking.

212.04 Live Entertainment

Any entertainment provided in eating places, other than music mechanically produced by jukeboxes or other devices for the disseminating of recorded music.

212.05 Loading Space

An off-street space or berth on the same lot with a building or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials; and which abuts up a street, alley or other appropriate means of access.

212.06 Lot

A piece or parcel of land occupied or intended to be occupied by a principal building or a group of such buildings and its accessory buildings and uses, including all open spaces required by this Zoning Resolution, and having frontage on a public street. The word *lot* includes the words *plot* or *parcel*.

A. Corner

A lot abutting upon two (2) or more streets at their intersection or upon two (2) parts of the same street, and in either case forming an interior angle of one hundred thirty-five (135) degrees or less.

B. Double Frontage. Through Lot

A lot having frontage on two (2) non-intersecting streets, as distinguished from a corner lot.

C. Interior

A lot other than a corner lot.

212.07 Lot Area

The Computed area contained within the lot lines.

212.08 Lot Coverage

That percentage of a lot which, when viewed directly from above, would be covered by a structure or structures, or any part thereof, excluding projecting roof eaves.

212.09 Lot Depth

The horizontal distance between the front and rear lot lines, measured along the median between the side lot lines. In no case will the lot depth be less than its width.

212.10 Lot Frontage

The distance between the side lot lines, measured by a line drawn parallel with the front lot line at a point of required minimum front yard depth.

212.11 Lot Lines

A. Front

A street right-of-way line forming the boundary of a lot. On a corner lot, the street right-of-way line with the least amount of street frontage shall be the front lot line.

B. Rear

The lot line that is most distance from, and is, or is mostly nearly parallel to, the front lot line. If a rear lot line is less than fifteen (15) feet long, or if the lot comes to a point at the rear, fifteen (15) feet long lying wholly within the lot, parallel to the front lot line.

C. Side

A lot line which is neither a front lot line nor a rear lot line. On a corner lot the street right-of-way line with the greatest amount of street frontage shall be a side street lot line. A side lot line separating a lot from another lot or lots is an interior side lot line.

212.12 Lot of Record

A lot which is part of a subdivision, the plot of which has been recorded in the Office of the Recorder of Clark County; or a parcel of land, the deed to which was of record as the effective date of the zoning plan.

Section 213 Definitions (beginning with letter M)

213.01 Manufacturing

The assembling, altering, converting, fabricating, finishing, processing or treatment of a product.

213.02 Mobile Home – see Trailer (house)

213.03 Motel / Motor Hotel

A series of attached, semi-detached or detached rental units containing a bedroom, bathroom, and closet space. Units shall provide for overnight lodging and are offered to the public for compensation, and shall cater primarily to the public traveling by motor vehicle.

Section 214 Definitions (beginning with letter N)

214.01 Non-Conforming Use of Buildings and Land

The lawful use of any dwelling, building, or structure and of any land or premises, as existing and lawful at the time of enactment of a zoning resolution or amendment thereto, may be continued, although such use does not conform with the provisions of such resolution or amendment. If any such nonconforming use is voluntarily discontinued for two (2) years or more any future use of such land shall be in conformity with Sections 519.01 to 519.25 inclusive of the Ohio Revised Code.

214.02 Nursery or Child Care Center

A building used for the commercial care of three (3) or more children not members or wards of the family.

214.03 Nursing Home, Rest Home or Convalescent Home

A place, residence or home used for the boarding and care for a consideration of not less than three (3) persons, not members of the immediate family, operating such facilities, who by reason of age or infirmity are dependent upon the services of others.

214.04 Nuisance Factors

An offensive, annoying, unpleasant, or obnoxious thing or practice, a cause or source of annoyance, especially a continuing or repeating invasion of any physical characteristics of activity or use across a property line which can be perceived by or affects a human being or the generation of an excessive or concentrated movement of people or things, such as, but not limited to:

- | | |
|-------------|---|
| (a) noise | (h) vibration |
| (b) dust | (i) shock waves |
| (c) smoke | (j) heat |
| (d) odor | (k) electronic or atomic radiation |
| (e) glare | (l) objectionable effluent |
| (f) fumes | (m) noise of congestion of people |
| (g) flashes | (n) passenger traffic |
| | (o) invasion of non-abutting street frontage by traffic |

Section 215 Definitions (beginning with letter O)

215.01 Open Space

A parcel of land or an area of water, or combination of both land and water, within a site designed and intended for the use and enjoyment of its residents. Open space includes streets, easements, parks, recreation, areas, off-street parking or loading areas, public open space, or other facilities dedicated by the developer for public use. Open space shall be substantially free of structures, or may contain such improvements as are approved as a part of the general development plan and are appropriate for the residents or occupants.

215.02 Open Storage

Storing or keeping of chattels not enclosed in a building.

Section 216 Definitions (beginning with letter P)

216.01 Planned Development

Planned Development is:

- A. Land under unified control, planned and developed as a whole,
- B. In a single development operation or a definitely programmed series of development operations including all lands and buildings,
- C. According to comprehensive and detailed plans which include not only streets, utilities, lots or building sited and the like, but also site plans and designed principles for all buildings as intended to be located, constructed, used, and related to each other; and detailed plans for other uses and improvements on the land as related to buildings, and

- D. With a program for provision, operation, and maintenance of such areas, improvements and facilities necessary for common use by some or all of the occupants of the development, but which will not be provided, operated, or maintained at general public expense.

216.02 Planning Commission

The Clark County-Springfield Regional Planning Commission.

Section 217 Definitions (beginning with letter Q)

Section 218 Definitions (beginning with letter R)

218.01 Recreation

All area, open or enclosed, available for the general use of the residents for active or passive recreation. Recreation space shall be provided in locations easily accessible to the living units, but where they will not impair the view and privacy of living units. Such space may be a part of the livability space, where required.

218.02 Refuse

Refuse shall mean combustible and noncombustible waste materials, except garbage, rubber, leather, tree branches, tin cans, metals, mineral matter and dust.

218.03 Roadside Stand

A temporary structure designed or used for the display or sale of agricultural products produced on the premises upon which such a stand is located.

218.04 Room, Habitable

A room Occupied or designed to be occupied by one or more persons for living, sleeping, eating or cooking, including kitchens serving a dwelling unit, but not including bathrooms, toilet compartments, laundries, pantries, attics for storage, and other similar spaces.

218.05 Rooming House

A dwelling in which two (2) or more rooms for lodging, with or without board, are provided for compensation.

Section 219 Definitions (beginning with letter S)

219.01 Setback

See building line, Subsection 202.05

219.02 Sign

A name, identification, description, display or illustration which is affixed to or painted upon a building, structure or piece of land; or affixed to the glass on the outside or inside of a window so as to be seen from the outside of a building and which directs attention to an object, product, place, activity, person, institution, organization, or business.

219.03 Sign Area

The entire area within a single continuous perimeter enclosing the extreme limits of writing, representation, emblem, or any figure of similar character together with any frame or other material or color forming an integral part of the display or use to differentiate such sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed. The area of a sign having more than one display surface shall be computed as the total of the exposed exterior display surface area.

219.04 Sign Face

The surface of the sign upon, against, or through which the message of the sign is exhibited.

219.05 Sign Height

The vertical distance from the uppermost point used in measuring the area of the sign to the crown of the road on which the property fronts.

219.06 Sign Structure

The supports, uprights, bracing or framework for signs.

219.07 Stable

A structure for the keeping of domesticated animals.

219.08 Story

That portion of a building, including between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it.

219.09 Street

An improved public right-of-way fifty (50) feet or more in width which provides a public means of access to abutting property or any such right-of-way more than thirty (30) feet and less than (50) feet in width provided it existed prior to the enactment by Springfield Township or Clark County. The term *street* shall include avenue, drive, circle, road, parkway, boulevard, highway, thoroughfare, or any other similar term.

219.10 Structural Alteration

Any Change in the structural members of a building, such as load bearing walls, columns, beams or girders.

219.11 Structure

Anything constructed, except pavement, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground.

Section 220 Definitions (beginning with letter T)

220.01 Thoroughfare Plan

The Official Thoroughfare Plan, of and as adopted by the Clark-County Springfield Regional Planning Commission, establishing the location and official right-of-way widths of principal highways and streets in the County on file in the Office of the Recorder, together with all amendments thereto subsequently adopted. The right-of-way of arterial

and other streets not included within the Thoroughfare Plan shall be determined from such other official documents as may be recognized by the County Engineer's Office. Setback shall be measured from future right-of-way lines when they exist.

220.02 Trailer

A. House Trailer or Mobile Home

Any self-propelled or nonself-propelled vehicle so designed, constructed, reconstructed, or added to by means of accessories in such manner as will permit the use and occupancy thereof for human habitation, whether resting on wheels, jacks, or other foundation and used or so constructed as to permit its use as a conveyance upon the public streets or highways.

B. Travel Trailer

A vehicular, portable structure built on a chassis and designed to be used as a temporary dwelling for travel, recreational, and vacation uses.

C. Mobile Home Park

An area of land for the parking of three (3) or more mobile homes.

D. Travel Trailer Park

An area of land for the parking of three (3) or more travel trailers.

220.03 Truck Terminal

Premises which are used for loading or unloading of trucks upon which storage of cargo is incidental to the primary function of motor freight shipment point, and which is designed to accommodate the simultaneous loading or unloading of two (2) or more trucks.

Section 221 Definitions (beginning with letter U)

Section 222 Definitions (beginning with letter V)

Section 223 Definitions (beginning with letter W)

Section 224 Definitions (beginning with letter X)

Section 225 Definitions (beginning with letter Y)

225.01 Yard (Front)

A. Front Yard

An open space extending the full width of the lot between a building and the front lot line, unoccupied and unobstructed from the ground upward except as hereinafter specified.

B. Front Yard (least depth)

The shortest distance, measured horizontally, between any part of the building and the front lot line.

C. Front Yard (least depth, how measured)

Such depth shall be measured from the right-of-way line of the existing street on which the lot fronts; provided, however, that if the proposed location of the right-of-way line of such street as established on the Thoroughfare Plan differs from that of the existing street, then the required front yard least depth shall be measured from the right-of-way line of such street as designated on said Thoroughfare Plan.

225.02 Yard (Rear)

A. Rear Yard

An open space extending the full width of the lot between a building and the rear lot line, unoccupied and unobstructed from the ground upward except as hereinafter specified.

B. Rear Yard (least depth)

The average distance measured horizontally between any part of a building and the nearest rear lot line.

225.03 Yard (Side)

A. Side Yard

An open space extending from the front yard to the rear yard between a building and the nearest side lot line unoccupied and unobstructed from the ground upward except as hereinafter specified.

B. Side Yard (least width)

The shortest distance measured horizontally between any part of a building, other than such parts hereinafter excepted, and the nearest side lot line.

C. Side Yard (least width, how measure)

Such width shall be measured from the nearest side lot line. On a corner lot when the side lot line is a side street lot line, the required side yard shall be the same as the required front yard of the lot adjacent thereto.

Section 226 Definitions (beginning with letter Z)

226.01 Zoning Certificate

That document signed by the Zoning Inspector or his authorized agent which certifies that the use to be made of a particular property is a permissible use according to the terms of the Springfield Township Zoning Regulations.

226.02 Zoning Inspector

The Zoning Inspector (Administrative Officer) or his authorized representative, appointed by the Board of Township Trustees, Springfield Township, Clark County, Ohio.

226.03 Zoning Map

The Zoning Map or maps of the unincorporated areas of Springfield Township pr portion thereof together with all amendments thereto subsequently adopted.

This page intentionally left blank.

ARTICLE 3
ZONING DISTRICTS, BOUNDARIES AND MAPS

Section 301 Districts Established

The unincorporated territory of Springfield Township, Clark County, Ohio, zoned under Section 519.02 seq., of the Revised Code of the State of Ohio, shall be and is hereby divided into the following districts:

"A"	Agricultural Residential District	"B-3"	General Business District
"R-1"	Single Family Residential District	"B-4"	Expressway Service District
"R-2"	Single Family Residential District	"S"	Specified Use Control
"R-3"	Single Family Residential District	"I-1"	Light Industrial District
"R-4"	Single Family Residential District	"I-2"	General Industrial District
"R-5"	Two Family Residential District	"I-3"	Heavy Industrial District
"R-6"	Multiple Family Residential District	"F"	Flood Plain District
"R-7"	Multiple Family Residential District	"NR"	Natural Resources
"R-8"	Mobile Home residential District	"PD-1"	Planned Residential District
"OR-1"	Office Residential District	"PD-2"	Planned Office District
"O-2"	Office District	"PD-3"	Planned Business District
"B-1"	Neighborhood Business District	"PD-4"	Planned Industrial District
"B-2"	Community Business District		

Section 302 Boundaries

302.01 Incorporation

The Boundaries of these districts are hereby established as shown on the Zoning Map of the unincorporated areas of Springfield Township in Clark County, Ohio, which Map is hereby made a part of this Resolution. The said *Zoning Map* and all notations and references and other matters shown thereon, shall be, and are hereby made, part of this Resolution. Said *Zoning Map* properly attested, shall be and remain on file in the Office of the Township Zoning Inspector, Springfield Township Trustees, and the Springfield Township Zoning Commission of Clark County, Ohio.

302.02 Areas Shown on Map

It is the intent of this Zoning Resolution that the entire area under the jurisdiction of Springfield Township Zoning, including all land, water areas, rivers, streets, alleys, railroad, and other rights-of-way be included in the districts established by this Resolution. Any area not shown on the Official Zoning Map of the Township as being included in any district shall be deemed to be in the "R-1" Single Family Residential District.

302.03 Rules of Interpretation

In the event uncertainty exists with respect to the intended boundaries of the various districts shown on the Official Zoning Maps, the following rules shall apply;

- A. Where the designation of a boundary line on the Zoning Maps coincides with the location of a street or alley, the centerline of such street or alley shall be construed to be the boundary of such district.
- B. Where the district boundaries do not coincide with the location of streets or alleys, but do not coincide with lot lines, such lot lines shall be construed to be the boundary of such district.
- C. Where the district boundaries do not coincide with the location of streets, alley or lot lines, the district boundaries shall be determined by the use of the scale show on the Zoning Maps.
- D. All streets, alleys, public ways, waterways, and railroad rights-of way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon such streets, alleys public ways, waterways, and railroad rights-of way.
- E. Where the centerline of a street, alley, public way, waterway or railroad right-of-way serves as a district boundary, the zoning of such areas, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to the centerline.

Section 303 District Requirements

- A. In all districts, no building or structure or part thereof, hereafter shall be erected, constructed, or altered and maintained and no new use or change shall be made or maintained of any building, structure, or land or part thereof, except in conformity with the provisions of this Resolution.
- B. All buildings and uses in any district shall be subject to the provisions of Article 26, Schedule of Regulations; Chapter 3, General Regulations; and Chapter 4, Special Regulations.

ARTICLE 4
“A” AGRICULTURAL DISTRICTS AND PURPOSE

Section 400 Intent

This district has been established to provide for agricultural activity on large tracts and areas of open land.

Section 401 Principal Permitted Uses

- A. Agricultural uses as defined in ORC 519.01; refer to Section 201.02 of this book.
- B. Single family dwellings.
- C. Public, parochial, and other private elementary and/or high schools offering courses in general education and not operated for profit.
- D. Publicly owned and operated buildings and facilities.
- E. Places of worship having at least one property line attributing a major or secondary thoroughfare, with at least two (2) entrances/exists.
- F. Parks, playgrounds, community centers and libraries. [eff. 4-23-2015]
- G. Colleges and universities, that meet the following standards:
 - 1. Minimum site of forty (40) acres.
 - 2. All access to site shall be from a major or secondary thoroughfare.
 - 3. All buildings shall be at least one hundred and fifty (150) feet from all property lines, except residential buildings which shall be at least eighty (80) feet from all property lines.

Section 402 Conditional Uses

The following Conditional Uses subject to approval in accordance with Article 39, Section 3906.

- A. Airports in accordance with the provisions of Section 3703.
- B. Cemeteries, including mausoleums and crematoria, provided that any mausoleum or crematorium shall be a distance of at least two hundred (200) feet and burial sites at least one hundred (100) feet from adjacent property, street and highway lines, and provided further that any new cemetery shall contain an area of twenty (20) acres or more.
- C. Kennels and animal hospitals for the raising, breeding, treatment, and boarding of dogs, or other small animals, provided that all outside runs be at least two hundred (200) feet from all property lines.
- D. Riding academies, provided that any building or stable shall be a stance of two hundred (200) feet from any Residential District.
- E. Golf Courses, driving ranges, miniature golf courses, swimming pools, tennis courts, gun clubs and similar recreational uses subject to the requirements of Article 35.

- F. A trailer or other temporary building, for a period not to exceed nine (9) months while permanent dwelling is being constructed on the same lot.
- G. A nursing, convalescent or rest home having at least one property line abutting a Major or secondary thoroughfare, with at least two (2) entrances/exits.
- H. Bed and Breakfast: Before approval of this conditional use, a traffic study is to be performed to determine the impact on the area. A parking plan providing that there is adequate parking and that the parking will be screened from view of adjacent residential properties must be provided.
- I. Overnight parking and storage of vehicles over fifteen thousand (15,000) pounds Gross Vehicle Weight, buses, mobile homes and trailers. [eff. 10-27-2009]

Section 403 Accessory Uses

- A. A single family dwelling for persons employed on the premises and not rented or otherwise used as a separate dwelling.
- B. A private garage, parking space, or stable.
- C. Roadside stands, offering for sale only agricultural products grown on the premises.
- D. The keeping of animals and/or fowl as pets or for domestic use.
- E. Home occupation as defined in Article 2, Subsection 208.01.
- F. Any other use as defined in ORC 519.01 and which is normally considered to be an agricultural use.

Section 404 Development Standards

See Article 26, Schedule of Regulations and Chapter III and IV, General and Specific Regulations.

ARTICLE 5
"R-1" THRU "R-4" SINGLE FAMILY RESIDENTIAL DISTRICT

Section 500 Intent

The "R-1" thru "R-4" Single Family Residential Districts as herein established are intended to be the most restrictive of the residential districts. The intent is to provide for an environment of predominantly low density, single family detached dwellings along with other residentially related facilities which serve the residents in the district.

Section 501 Principal Permitted Uses

- A. Single family detached dwellings.
- B. Public, parochial, and other private elementary and/ or high schools offering courses in general education and not operated for profit.
- C. Parks, playgrounds, community centers and libraries. [eff. 4-23-2015]

Section 502 Conditional Uses

The following Conditional Uses subject to approval in accordance with Article 39, Section 3906:

- A. Private swimming pools, tennis courts, and accessory uses subject to the requirements of Article 35.
- B. Places of worship, having at least one (1) property line abutting a major or secondary thoroughfare, with at least two (2) entrances/exits.
- C. Utility, public service, municipal buildings that do not require outdoor storage or materials or vehicles.
- D. Colleges and universities that meet the following standards:
 - 1. Minimum site: 40 acres
 - 2. All access to site shall be from a major or secondary thoroughfare.
 - 3. All buildings shall be at least one hundred and fifty (150) feet from all property lines, except residential buildings which shall be at least eighty (80) feet all property lines.
- E. Bed and Breakfast: Before approval of this Conditional Use, a traffic study is to be performed to determine the impact on the area. A parking plan providing there is adequate parking and that parking will be screened from view of any adjacent residence must be provided.
- F. Overnight parking and storage of vehicles over fifteen thousand (15,000) pounds Gross vehicle Weight, buses, mobile homes and trailers. [eff. 10-27-2009]

Section 503 Accessory Uses

- A. Accessory uses, buildings, or other structures customarily incidental to any aforesaid permitted use, including private garages and stables ("R-1"), provided that such accessory uses shall not involve the conduct of any business, trade or industry, or any private way or walk giving access to such activity.
- B. Home Occupation as defined in Article 2, Section 208.01
- C. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
- D. Other accessory uses permitted for this district by Article 29.

Section 504 Development Standards

See article 26, Schedule o Regulations and Chapter III and IV, General and Specific Regulations

ARTICLE 6
"R-5" TWO FAMILY RESIDENTIAL DISTRICT

Section 600 Intent

The "R-5" Two Family Residential District as herein established is intended to afford transition of use in existing housing areas by permitting new construction or conversion of existing structures between low density, residential and commercial, office, higher density residential, thoroughfares or other uses which would affect residential character. This district also recognizes the existence of older residential areas of the Township where larger houses have been or can be converted from single family residences in order to extend the economic life of these structures and allow the owners to justify the expenditures for repair and modernization. This district allows the construction of new two family residences.

Section 601 Principal Permitted Uses

- A. Single family dwellings as governed by Article 5.
- B. Two family dwellings as governed by Article 6.
- C. Public, parochial and other private elementary and/or high schools offering courses in general education and not operated for profit.
- D. Parks, playgrounds, community centers and libraries. [eff. 4-23-2015]
- E. Single family condominium units subject to Article 36 and 26.
- F. Two family condominium units subject to Articles 36 and 26.

Section 602 Conditional Uses

The following Conditional Uses subject to approval in accordance with Article 39, Section 3906.

- A. Private swimming pools, tennis courts and subject to the requirements of Article 35.
- B. Places of worship having at least one (1) property line abutting a major or secondary thoroughfare, with at least two (2) entrances/exits.
- C. Utility, public services, and municipal buildings that do not require outdoor storage of materials and vehicles.
- D. Colleges or universities that meet the following standards:
 - 1. Minimum site: forty (40) acres.
 - 2. All access to the site shall be from a major or secondary thoroughfare.
 - 3. All buildings shall be at least one hundred and fifty (150) feet from all property lines.
- E. Bed and Breakfast: Before approval of this Conditional Use, a traffic study is to be performed to determine the impact on the area. A parking plan providing that there is adequate parking and that the parking will be screened from view of any adjacent residence must be provided.

- F. Overnight parking and storage of vehicles over fifteen thousand (15,000) pounds Gross Vehicle Weight, buses, mobile homes and trailers. [eff. 10-27-2009]

Section 603 Accessory Uses

- A. Accessory uses, building, or other structures customarily incidental to any aforesaid permitted use, including private garages, provided that such accessory uses shall not involve the conduct of any business, trade or industry, or any private or walk giving access to such activity.
- B. Home Occupation as defined in Article 2, Section 208.01.
- C. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
- D. Other accessory uses permitted for this district by Article 29.

Section 604 Developmental Standards

See article 26, Schedule of regulations, Chapters III and IV, General and Special Regulations.

ARTICLE 7

"R-6" AND "R-7" MULTIPLE FAMILY RESIDENTIAL DISTRICTS

Section 700 Intent

The "R-6" and "R-7" Multi-family Residential Districts as herein established are intended to provide site for multiple family dwelling structures and related uses which will generally serve as zones of transition between non-residential districts and lower density single or two (2) family districts.

Section 701 Principal Permitted Uses: "R-6"

- A. Single Dwellings as governed by Article 5.
- B. Two family dwellings as governed by Article 6.
- C. Multiple-family dwellings.
- D. Public, parochial and other private elementary and/or high schools offering courses in general education and not operated for profit.
- E. Places of worship having at least one (1) property line abutting a major or secondary thoroughfare.
- F. Parks, playgrounds, community centers and libraries. [eff: 4-23-2015]
- G. Single family condominium units subject to Articles 36 and 26.
- H. Two family condominium units subject to Article 36 and 26.
- I. Multi-family condominium units subject to Articles 36 and 26.

Section 702 Principal Permitted Uses- "R-7"

- A. Multiple-family dwellings.
- B. Public, parochial and other private elementary and/or high schools offering courses in general education and not operated for profit.
- C. Places of worship have at least one (1) property line abutting a major or secondary thoroughfare.
- D. Publicly owned parks, playgrounds, community centers, and libraries.

Section 703 Conditional Uses: "R-6" and "R-7"

The following Conditional Uses subject to approval in accordance with Article 39, Section 3906.

- A. Private swimming pools, tennis courts, and accessory uses subject to the requirements of Article 35.
- B. Utility, public service, and municipal buildings that do not require outdoor storage of materials or vehicles.

- C. Colleges or universities that meet the following standards:
 - 1. Minimum site: forty (40) acres.
 - 2. All access to the site shall be from a major or secondary thoroughfare.
 - 3. All buildings shall be at least one hundred and fifty (150) feet from all property lines, except residential buildings which shall be at least eighty (80) feet for all property lines.
- D. Bed and Breakfast: Before approval of this Conditional Use, a traffic study is to be performed to determine the impact on the area. A parking plan providing that there is adequate parking and that the parking will be screened from view of any adjacent residence must be provided.
- E. Nursery or Child Care Centers provided:
 - 1. There shall be an outdoor play area of one hundred and fifty (150) square feet or more per child attending.
 - 2. Such play area shall be arranged in accordance with provisions for accessory uses in Article 29, Section 2904.
 - 3. Such play areas shall be enclosed with a chain link fences or its equivalent in strength and protective character to a height of four (40 feet, but not more than six (6) feet.
- F. Overnight parking and storage of vehicles over fifteen thousand (15,000) pounds Gross Vehicle Weight, buses, mobile homes and trailers. [eff. 10-27-2009]

Section 704 Accessory Uses:

- A. Accessory uses, buildings, or other structures customarily incidental to any aforesaid permitted use, including private garages, provided that such accessory uses shall not involve the conduct of any business, trade or industry, or any private way or walk giving access to such activity.
- B. Home occupation as defined in Article 2, Section 208.01.
- C. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
- D. Other accessory uses permitted for this district by Article 29.

Section 705 Developmental Standards

See Article 26, Schedule of Regulations, and Chapters III and IV, General and Special Regulations.

ARTICLE 8
“R-8” MOBILE HOME RESIDENTIAL DISTRICT

Section 800 Intent

This district has been established to provide mobile homes in mobile home parks.

Section 801 Principal Permitted Uses

- A. Mobile home parks
 - 1. Mobile homes (house trailers)

Section 802 Accessory Uses

- A. Coin-operated laundry, laundry and dry cleaning pick-up stations for use of tenants only. No external signs of any nature whatsoever shall be permitted.
- B. Other accessory uses, buildings, or structures customarily incidental to the aforesaid use.

Section 803 Developmental Standards

See Article 26, Schedule of Regulations, and Chapters III and IV, General and Special Regulations.

803.01 Required Conditions

- A. Each lot in a Mobile home park shall be served with sanitary sewer and water.
- B. The minimum area of a mobile home park shall be ten (10) acres.
- C. A twenty (20) foot Greenbelt shall be located and effectively maintained at all times along all park boundary lines except at established entrances and exits service the park.
- D. Each park shall provide a recreational area or areas equal in size to at least eight (8) percent of the gross area of the park. Streets, parking areas and Greenbelt shall not be considered as part of the required recreational area(s).
- E. All exterior park lights shall be so located and shielded as to prevent direct illumination of any areas outside the park.
- F. Mobile home sites shall be a minimum of five thousand (5,000) square feet in area.
- G. Each mobile home site shall have a minimum width of fifty (50) feet.
- H. The minimum distance between a mobile home and another mobile home or structure shall be twenty (20) feet.
- I. Each mobile home site shall be provided with a stand consisting of a solid concrete slab or two (2) concrete ribbons of a thickness and size adequate to support the maximum anticipated loads during all season. When concrete ribbons are used, the area between the ribbons shall be filled with a layer of crushed rock.

J. Accessory uses shall be located at least one hundred (100) feet from the Greenbelt.

803.02 Required Conditions for Existing Mobile Home Parks

No enlargements or extensions to any mobile home park shall be permitted unless they are made to conform substantially with all the requirements for new parks.

ARTICLE 9
“OR-1” OFFICE RESIDENTIAL DISTRICT

Section 900 Intent

This district has been established to provide for a mixture of residential, small office, and professional service establishments which will maintain the residential appearance of the neighborhood while not creating or generating a great amount of traffic and/or noise.

Section 901 Principal Permitted Uses

- A. Any use permitted in Section 501 (R-4). The requirements of that Article will be applicable.
- B. Barber and beauty shops provided:
 - 1. It is a one chair operation.
 - 2. The sole operator is the resident on the premises.
- C. Nursery or child care centers provided:
 - 1. There shall be an outdoor play area of one hundred and fifty (150) square feet or more per child.
 - 2. Such play area shall be arranged in accordance with provisions for Accessory Uses in Article 29, Section 2904.
 - 3. Such play area shall be enclosed with a chain link fence or its equivalent in strength and protective character to a height of four (4) feet, but not more than six (6) feet.
- D. Professional services, including but not limited to, offices of physicians, surgeons, dentists, lawyers, architects, engineers, insurance, and real estate agents and members of similar professions.
- E. Rooming houses.

Section 902 Conditional Uses [eff. 10-27-2009]

The Following Conditional Use(s) subject to approval in accordance with Article 39, Section 3906.

- A. Overnight parking and storage of vehicles over fifteen thousand (15,000) pounds Gross Vehicle Weight, buses, mobile homes, and trailers.

Section 903 Accessory Uses

- A. Accessory uses, buildings, or other structures customarily incidental to any aforesaid permitted use, including private garages; provided that such accessory uses shall not involve the conduct of business, trade or industry, or any private way or walk giving access to such activity.
- B. Home occupation as defined in Article 2, Section 208.01.

- C. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
- D. Other accessory uses permitted for this district by Article 29.

Section 904 Required Conditions

No Zoning Certificate shall be issued for an "OR-1" use until the applicant shall have certified to the Zoning Inspector that:

- A. Such building shall front onto a collector or arterial street with a right-of-way of sixty-two (62) feet or more as established on the Official Thoroughfare Plan for Clark County.
- B. The office establishment shall be conducted principally in daylight hours and shall not create a nuisance from noise, smoke, or odor.
- C. Not alteration of the principal residential structure shall be made which changes the essential appearance thereof as a dwelling.

Section 905 Development Standards

See Article 26, Schedule of Regulations, and Chapter III and IV, General and Special Regulations.

ARTICLE 10
"OR-2" OFFICE DISTRICT

Section 1000 Intent

This "O-2" district as herein established is intended to accommodate uses such as offices, banks and institutions which can serve as transitional area between residential and commercial districts or between major thoroughfares and residential districts.

Section 1001 Principal Permitted Uses

- A. Art galleries, libraries, and museums.
- B. Artist, sculptor and composer studios
- C. Banks and financial institutions.
- D. Hospitals
- E. Libraries and reading rooms.
- F. Medical and dental clinics.
- G. Medical research facilities.
- H. Nursing homes, rest homes, and convalescent homes.
- I. Office buildings of any kind provided that no retail trade with the general public is carried on and no stock of good is maintained for sale to customers.
- J. Radio and television broadcasting studios.
- K. Research and development laboratories.
- L. School and educational services.
- M. Veterinarians offices provided that:
 - 1. Offices shall be housed in a completely enclosed and sound-proofed building.
 - 2. Services will be on a strictly "out-patient basis" with no raising, breeding and boarding of dogs or other small animals, except for the confinement of small animals under emergency treatment in facilities within the office.
 - 3. Rooming houses.

Section 1002 Conditional Uses

The following Conditional Use(s) subject to approval in accordance with article 39, Section 3906.

- A. Retail and service used such as restaurants, drug stores, barber and beauty shops, tobacconists, gift shops, but only:
 - 1. When located entirely within a building or structure containing primarily a principal use or uses permitted in this district.
 - 2. With access for the public provided only through the lobby.

- B. Hotels and motels which may have eating places #1 and #2, swimming pools, plus other customary incidental facilities.
- C. Testing laboratories which are compatible with the other permitted uses
- D. Publicly owned buildings, telephone exchange buildings and public utility offices; but not including storage yard, transformer stations, sub-stations, or gas regulator stations.
- E. Overnight parking and storage of vehicles over fifteen thousand (15,000) pounds Gross Vehicle Weight, buses, mobile homes and trailers.

Section 1003 Accessory Uses

- A. Accessory uses, buildings, or other structures customarily incidental to any aforesaid permitted use, including private garages, provided that such accessory uses shall not involve the conduct of business, trade or industry, or any private way or walk giving access to such activity.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of construction work.
- C. Other accessory uses permitted for this district by Article 29.

Section 1004 Development Standards

See Article 26, Schedule of Regulations, and Chapter III and IV, General and Special Regulations.

ARTICLE 11
“B-1” NEIGHBORHOOD BUSINESS DISTRICT

Section 1100 Intent

This district has been established to provide for relatively small business and service establishments which may be placed in a residential or rural area to serve primarily nearby residents.

Section 1101 Principal Permitted Uses

- A. Baked goods shops, retail only.
- B. Barber and beauty shops.
- C. Candy and ice cream stores.
- D. Drug stores
- E. Pick-up stations for dry cleaning and laundry.
- F. Dry cleaning and Laundromats of the self-service type.
- G. Grocery and delicatessen stores.
- H. Parks, playgrounds, community centers and libraries. [eff: 4-23-2015]

Section 1102 Accessory Uses

- A. Accessory uses, building, or other structures customarily incidental to any of the foregoing permitted uses.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

Section 1103 Required Conditions

No Zoning Certificate shall be issued for a “B-1” uses until the applicant shall have certified to the Zoning Inspector that:

- A. The business activity is open to the public only between the hours of 7:00 A.M. and 11:00 P.M.
- B. The business activity shall be conducted wholly within a completely enclosed building.
- C. The business establishment shall not offer goods, services, food, beverages, or make sales directly to customers in automobiles, except for drive-in windows for pick-up or delivery and which will be provided with adequate drive-way space on the premises for waiting vehicles.
- D. All business shall be of retail or service character.

- E. No manufacturing, processing, packaging, repair or treatment of goods shall be carried on, except when incidental or accessory to the performance of service or the sale of goods to the public on the premises.
- F. All premises shall be furnished with all-weather hard surface walks of a material such bituminous or Portland cement concrete, wood, tile, Terrazo or similar material, and, except for parking areas, the grounds shall be planted and landscaped.
- G. Where the property lines separate a business district from a residential district, a visual and mechanical barrier, a minimum of six (6) feet in height, shall be provided along the common lot line, which may consist of any of the following:
 - 1. An evergreen hedge used with a chain link fence not less than three (3) feet in height.
 - 2. A fence of a non-deteriorating material.
 - 3. Masonry wall.
- H. No noise from any operation conducted on the premises, either continuous or intermittent, shall violate the provisions of Article 34.
- I. No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for sale operation in the business involved shall be taken.
- J. The emission of smoke or other air pollutants shall not violate the standards and regulations of the Clark County Health Department. Dust and other types of air pollution borne by the wind shall be kept to a minimum by appropriate landscaping, paving, or other acceptable means.
- K. There will be no emission of odors or odor-causing substances which can be detected without the use of instruments at or beyond the lot lines.
- L. There will be no vibrations which can be detected without the use of instruments at or beyond the lot lines.
- M. Outside incinerators shall be a minimum of fifty (50) feet from all residential lot lines. The incinerator, and all trash to be burned therein, shall be enclosed within a six (6) foot in height solid enclosure. Any indicator or other trash disposal system shall meet all local, state and/or federal regulations before installation or operation. [rev. 10-27-2009]

Failure to comply with any of the Required Conditions by the property owners or users will be considered a zoning violation appropriate for prosecution under the terms of this resolution or applicable local, state or federal code of law.

Section 1104 Development Standards

See Article 26, Schedule of Regulations, and Chapter III and IV, General and Special Regulations.

ARTICLE 12
“B-2” COMMUNITY BUSINESS DISTRICT

Section 1200 Intent

This district has been established to provide for a variety of business functions serving the needs of consumers beyond the immediate neighborhood. Generally, the “B-2” district is characterized by an integrated or planned cluster of establishments served by a common parking area and generating large volumes of vehicular and pedestrian traffic.

Section 1201 Principal Permitted Uses

- A. Any use permitted as a Principal Permitted Use in Section 1101; the applicable conditions of Sections 1103 and 1204 shall apply. [eff. 4-23-2015]
- B. All retail businesses, service establishments, or processing uses as follows:
 - 1. Any retail businesses whose principal activity is the sale, rent or lease of merchandise in an enclosed building.
 - 2. Any service establishment of an office, showroom, workshop of an electrician, decorator, dressmaker, tailor, baker, painter, or upholsterer; an establishment doing radio or home appliance repair, photographic reproduction, or similar service establishments that require a retail adjunct.
- C. Private clubs, fraternal organizations, and lodge halls.
- D. Eating place:
 - 1. Eating places #1: as defined in Section 205.01. [rev. 10-27-2009]
 - 2. Eating places- carry-outs. As defined in Section 205.03. [rev. 10-27-2009]
- E. Business schools and colleges or private school operated for profit.

Section 1202 Conditional Uses

The following uses shall be permitted subject to the conditions hereinafter imposed for each use and subject further to release and approval in accordance with Article 39, Section 3906.

- A. Automobile service stations, when developed as part of a larger planned shopping center which has been designed so as to integrate the automobile service station with the site plan and architecture of the total shopping center.
- B. Indoor recreation (wholly enclosed places of recreation or amusement) i.e., theaters, bowling alleys, billiard halls, indoor archery ranges, indoor tennis courts, indoor skating rinks, assembly halls or concert halls.
- C. Eating places #2 as defined in Section 205.02. [rev. 10-27-2009]
- D. Indoor Gun Clubs and ranges as defined in Section 3501(D). [rev. 10-27-2009]

Section 1203 Accessory Uses

- A. Accessory uses, buildings or other structures customarily incidental to any of the foregoing permitted uses.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of construction work.

Section 1204 Required Conditions

No Zoning Certificate for a "B-2" use shall be issued until the applicant has certified to the Zoning Inspector that:

- A. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
- B. The business activity will be conducted wholly within a completely enclosed building except for the automobile service station in accordance with Sub-Section 1204(F).
- C. The business establishment shall not offer goods, services, food beverages, or make sales directly to customers in automobiles.
- D. No manufacturing, processing, packaging, repair, or treatment of goods shall be carried on, except when incidental or accessory to the performance of services or the sales of goods for the public on the premises.
- E. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon any property located in a residential district or upon any public street.
- F. Automobile service stations when permitted shall be limited to the selling and dispensing of petroleum fuel primarily to passenger vehicles and to such accessory uses as the sale and installation of lubricants, tires, batteries, accessories and supplies, incidental washing and polishing, tune-ups and brake repair. No outdoor storage or rental of trucks, trailers, or passenger vehicles shall be permitted.
- G. All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or Portland cement concrete, wood, tile, Terrazzo or similar material, and except for parking areas, the grounds shall be planted and landscaped.
- H. Where the property lines separate a business district from a Residential District, a visual and mechanical barrier, a minimum of six (6) feet height, shall be provided along the common lot line, which may consist of any of the following:
 - 1. An evergreen hedge used with a chain link fence not less than three (30 feet in height.
 - 2. A fence of a non-deteriorating material
 - 3. Masonry wall.
- I. No noise from any operation conducted on the premises, either continuous or intermittent, shall violate the provisions of Article 34.

- J. No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for sale operation in the business involved shall be taken.
- K. The emission of smoke or other air pollutants shall not violate the standards and regulations of the Clark County Combined Health Department, the Ohio Environmental Protection Agency or the United States Environmental Protection Agency. Dust and other types of air pollution borne by the wind shall be kept to a minimum by appropriate landscaping, paving, or other acceptable means. Water borne pollutants will be subject to the same regulations. [rev. 10-27-2009]
- L. There will be no emission of odors or odor-causing substances which can be detected without the use of instruments at or beyond the lot lines.
- M. There will be no vibrations which can be detected without the use of instrument at or beyond the lot lines.
- N. Outside incinerators shall be a minimum of fifty (50) feet from all residential lot lines. The incinerator, and all trash to be burned therein, shall be enclosed within a six (6) foot in height solid enclosure. Any indicator or other trash disposal system shall meet all local, state and/or federal regulations before installation or operation. [rev. 10-27-2009]

Failure to comply with any of the Required Conditions by the property owners or users will be considered a zoning violation appropriate for prosecution under the terms of this resolution or applicable local, state or federal code of law.

Section 1205 Development Standards

See Article 26, Schedule of Regulations, and Chapter III and IV, General and Special Regulations.

This page intentionally left blank.

ARTICLE 13
"B-3" GENERAL BUSINESS DISTRICT

Section 1300 Intent

The "B-3" district as herein established is intended to provide sites for more diversified business types which would often be incompatible with the pedestrian movement in the local and community business districts. Open air business uses, when allowed as Conditional Uses, shall be regulated under the provisions of this district.

Section 1301 Principal Permitted Uses

- A. Any use permitted as a Principal Permitted Use in Section 1201; the applicable conditions of Sections 1204 and 1304 shall apply. [eff. 4-23-2015]
- B. Automobile laundries (or wash) when completely enclosed in a building.
- C. Agricultural implement sales or service.
- D. Auction house.
- E. Bus passenger stations.
- F. Garden stores, garden centers, greenhouses, and nurseries.
- G. Hay, grain, and feed stores.
- H. Sale, rent or lease of new and used motor vehicles, boat and marine equipment, mobile homes and utility trailers; all subject to the following: [eff. 4-23-2015]
 - 1. Driveway access to the property shall be at least sixty (60) feet from the intersection of any two (2) streets.
 - 2. No major repair or major refinishing shall be done on the lot.
- I. Other uses similar to the above uses.

Section 1302 Conditional Uses

The following uses shall be permitted subject to the conditions hereinafter imposed for each use and subject further to review and approval in accordance with Article 39, Section 3906.

- A. Any use permitted as a Conditional Use in Section 1202 unless listed in Section 1301; the applicable conditions of Sections 1204 and 1304 shall apply. [eff. 4-23-2015]
- B. Businesses in the character of a drive-in or open-front store (including service stations and drive-in eating places) subject to the following conditions:
 - 1. Access points shall be located at least sixty (60) feet from the intersection of any two (2) streets.
 - 2. A setback of at least fifty (50) feet from the right-of-way line of an existing or proposed street must be maintained.

- C. Hotels and motels subject to the following conditions:
 - 1. Access shall be provided so as not to conflict with adjacent business uses or adversely affect traffic flow on a major thoroughfare.
 - 2. Each unit shall contain at least two hundred and fifty (250) square feet of floor area.
 - 3. No guest shall establish a legal residence at a motel.
- D. Mortuary establishments, when adequate assembly area is provided off-street for vehicles to be used in a funeral procession; provided off-street for vehicles to be used in a funeral procession; provided further that such assembly area shall be provided in addition to any required off-street parking area. A caretaker's residence may be provided within the main building of the mortuary establishment.
- E. Veterinary hospitals, clinics, kennels or pounds, provided all activities are conducted within a totally enclosed main building, and further that all buildings are set back at least one hundred (100) feet from abutting residential districts on the same side of the street.
- F. Outdoor recreation (non-enclosed place of recreation or amusement) except for the outdoor theaters: see Section 3701.
- G. Indoor Gun Clubs and ranges as defined in Section 3501(D). [eff. 10-27-2009]

Section 1303 Accessory Uses

- A. Accessory uses, buildings or other structures customarily incidental to any of the foregoing permitted uses.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of construction work.

Section 1304 Required Conditions

No Zoning Certificate for a "B-3" use shall be issued until the applicant has certified to the Zoning Inspector that:

- A. Drive-in windows for pick-up or delivery shall be located on and accessible only from the premises and shall be provided with adequate driveway space for waiting vehicles.
- B. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
- C. No manufacturing, processing, packaging, repair, or treatment of goods shall be carried on, except when incidental or accessory to the performance of services or the sales of goods for the public on the premises.
- D. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon any property located in a residential district or upon any public street.
- E. All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or Portland cement concrete, wood, tile, Terrazzo or similar material, and except for parking areas, the grounds shall be planted and landscaped.

- F. Where the property lines separate a business district from a Residential District, a visual and mechanical barrier, a minimum of six (6) feet height, shall be provided along the common lot line, which may consist of any of the following:
 - 1. An evergreen hedge used with a chain link fence not less than three (3) feet in height.
 - 2. A fence of a non-deteriorating material
 - 3. Masonry wall.
- G. No noise from any operation conducted on the premises, either continuous or intermittent, shall violate the provisions of Article 34.
- H. No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for sale operation in the business involved shall be taken.
- I. The emission of smoke or other air pollutants shall not violate the standards and regulations of the Clark County Combined Health Department, the Ohio Environmental Protection Agency or the United States Environmental Protection Agency. Dust and other types of air pollution borne by the wind shall be kept to a minimum by appropriate landscaping, paving, or other acceptable means. Water borne pollutants will be subject to the same regulations. [rev. 10-27-2009]
- J. There will be no emission of odors or odor-causing substances which can be detected without the use of instruments at or beyond the lot lines.
- K. There will be no vibrations which can be detected without the use of instrument at or beyond the lot lines.
- L. Outside incinerators shall be a minimum of fifty (50) feet from all residential lot lines. The incinerator, and all trash to be burned therein, shall be enclosed within a six (6) foot in height solid enclosure. Any indicator or other trash disposal system shall meet all local, state and/or federal regulations before installation or operation. [rev. 10-27-2009]

Failure to comply with any of the Required Conditions by the property owners or users will be considered a zoning violation appropriate for prosecution under the terms of this resolution or applicable local, state or federal code of law.

Section 1305 Development Standards

See Article 26, Schedule of Regulations, and Chapter III and IV, General and Special Regulations.

This page intentionally left blank.

ARTICLE 14
“B-4” EXPRESSWAY SERVICE DISTRICT

Section 1400 Intent

The expressway service district as herein established is intended to provide for servicing the needs of automobile highway traffic at the interchange areas on feeder roads, the avoidance of the undue congestion along feeder roads, the promotion of smooth traffic flow at the interchange area and on the expressway, and the protection of adjacent properties in adjacent districts from adverse influence of traffic are prime considerations in the application of this district.

Section 1401 Principal Permitted Uses

- A. Any use permitted as a Principal Permitted Use in Section 1301; the applicable conditions of Sections 1304 and 1402 shall apply. [eff. 4-23-2015]
- B. Automobile service stations, parking garages, and bus passenger stations.
- C. Retail establishments to service the needs of the highway traveler including such facilities as: drug stores, gift shops, restaurants but not including drive-in restaurants.
- D. Motels hotels, and transient lodging facilities

Section 1402 Conditional Uses

- A. Any use permitted as a Conditional Use in Section 1302 unless listed in Section 1401; the applicable conditions of Sections 1304 and 1403 shall apply. [eff. 4-23-2015]

Section 1403 Required Conditions

- A. Barriers

All developments shall be physically separated from the feeder road by a curb and planting strip other suitable barrier. Such barrier shall effectively eliminate unchanneled vehicle ingress and egress except for authorized access ways.

- B. Access ways

Each separate use, grouping of buildings or grouping of uses as part of a single development shall not have more than two (2) access ways from a feeder road such access ways shall be located closer than three hundred (300) feet to the point of intersection of an intersection of an entrance or exit ramp and the feeder road.

Section 1404 Development Standards

See Article 26, Schedule of Regulations, and Chapter III and IV, General and Special Regulations.

This page intentionally left blank.

ARTICLE 15
“S” SPECIFIC USE CONTROL

Section 1500 Intent

There are certain limited circumstances under which the specific use control (S-District) may be allowed. The intent is to allow property which is being rezoned to be restricted to one or more uses of a particular zoning district where better control of its use is needed to ensure the health, morals, safety, prosperity, and general welfare of the community. The district is established to provide for a mixture of professional offices and other small offices which will maintain the residential appearance of the neighborhood and will not generate a great amount of traffic and/or noise. In Business and Industrial District that are adjacent or border on Zoning Districts that have less intensive uses; i.e., residential or Office Zoning District, Specific Use Control may be granted to lessen the allowed uses that that would conflict with the adjoin districts and/or bring non-conforming uses and/or structures more into line with present zoning code. All requirements of the identified district and all other general requirements shall apply to the specific use or uses. [rev. 10-27-2009]

Section 1501 Procedures

- A. The specific use control may be implemented in the following manner:
 - 1. The property owner or lessee (or authorized agent) may state in the application for rezoning that the property shall be used for one or more specific uses and those uses only.
 - 2. The Township Zoning Commission may state that the property shall be used for one or more specific uses.
- B. The Specific Use Control is subject to the following:
 - 1. The rezoned property shall become effective thirty (30) days after the adoption of the rezone and specific use designation by the Township Trustees.
 - 2. All requirements of the district and all general requirements shall apply the “S” zoning.

Section 1502 Change of Use of Uses

If a property owner wishes to change the use or uses on a tract which is designated as “S” (Specific Uses), and application for rezoning must be completed and filed which indicates either rezoning for another specific use or uses or rezoning to another district without the “S” Specific Use Control. If the request is to change from on Specific Use to another Specific Use the appropriate zoning district must be requested.

This page intentionally left blank.

ARTICLE 16
"I-1" LIGHT INDUSTRIAL DISTRICT

Section 1600 Intent

The "I-1" Industrial Districts herein established is intended to primarily accommodate wholesale activities, warehouses, and industrial operations whose external and physical effects are restricted to the area of the district and in no manner effects in a detrimental way of the surrounding districts.

Section 1601 Principal Permitted Uses

- A. Any use permitted as a Principal Permitted Use in Section 1401; the applicable conditions of Sections 1403 and 1604 shall apply. [eff. 4-23-2015]
- B. The manufacturing, compounding, assembling, or treatment (or any combination of such processes) of articles or products from the following substances: bone, canvas, cellophane, clay, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious stone or metal, sheet metal, shell, textiles, tobacco, wax, wore, and wood, but not including as a principal operation, the manufacturing of such substances.
- C. Any industry activity, such as those enumerated below as examples, which fulfills all the requirements of the other sections of this Article, and is not listed initially as a permitted use in Article 17 and 18.
 - 1. The manufacturing or assembling of the following:
 - a. Medical, dental, optical, and similar precision instruments.
 - b. Musical instruments.
 - c. Novelties, toys, rubber products.
 - d. Orthopedic or medical appliances.
 - e. Watches, clocks, including clock operated devices.
 - 2. Machine shops and tool and die shops.
 - 3. Manufacturing, assembling or repairing of electrical and electronic products, components and equipment, compounding, processing and packaging of meat, dairy, and food products, candy, exclusive of slaughtering.
 - 4. Compounding, processing and packaging of chemical products, but not including any materials which decompose by detonation.
 - 5. Awning company
 - 6. Bakeries, wholesale.
 - 7. Beverage distributors manufacturing, bottling plants.
 - 8. Carpet and rug cleaning plants.
 - 9. Electric supply company.
 - 10. Fence company.

11. Glass distributors.
12. Labor Union meeting halls.
13. Laboratories-experimental, firm, or testing.
14. Laundries, dry cleaning plants and linen supply.
15. Mail order houses.
16. Offices
17. Printing, publishing, binding and typesetting plants.
18. Public utilities: including buildings, necessary structures, storage yards, and other related uses.
19. Research and engineering laboratories.
20. Sign painting and manufacturing.
21. Trade or industrial school.
22. Wholesale houses and storage facilities.
23. Warehouse which may have a maximum lot coverage of seventy-five (75) percent or a maximum floor area ratio of point seventy five (.75), whichever is less.
24. Mini-warehouse self-storage units to provide storage in completely enclosed units. There will be no storage outside of units.

Section 1602 Conditional Uses

The following Conditional Uses are subject to approval in accordance with Article 39, Section 3906:

- A. Any use permitted as a Conditional Use in Section 1402 unless listed in Section 1601; the applicable conditions of Sections 1403 and 1604 shall apply. [eff. 4-23-2015]
- B. Truck and motor freight terminals and hauling services.
- C. Retail sales which have an industrial character in terms of either their outdoor storage requirements or activities (such as but not limited to: lumber yards, building materials outlets, garage sales, upholsters, cabinet makers, outdoor boat or house trailers, automobiles, or agriculture implement sales) or serve the convenience needs of the district (such as but not limited to: eating and drinking establishments, banks, saving and loan associations, credit unions, automobile service stations, motels, bowling alleys or industrial clinics).
- D. Outdoor storage for Mini-warehouse self-storage units. Storage area shall be screened from any surrounding lots as deemed necessary by the BZA.
- E. Indoor and outdoor gun clubs or ranges as defined in Section 3501(D).

Section 1603 Accessory Uses

- A. Accessory uses, buildings or other structures customarily incidental to any of the foregoing permitted uses.

- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of construction work.

Section 1604 Required Conditions

No Zoning Certificate for "I-1" use shall be issued until the applicant has certified to the Zoning Inspector that:

- A. The industrial activity will be conducted wholly within a completely enclosed building, except for automobile service stations, drive in restaurants, equipment rental services, including automobiles, truck and trailers; truck motor freight terminals and hauling services.
- B. No noise from any operation conducted on the premises, either continuous or intermittent, shall violate the provisions of Article 34.
- C. No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the business involved shall be taken.
- D. The emission of smoke or other air pollutants shall not violate the standards and regulations of the Clark County Combined Health Department, the Ohio Environmental Protection Agency or the United States Environmental Protection Agency. Dust and other types of air pollution borne by the wind shall be kept to a minimum by appropriate landscaping, paving, or other acceptable means. Water borne pollutants will be subject to the same regulations. [rev. 10-27-2009]
- E. There will be no emission of odors or odor-causing substances which can be detected without the use of instruments at or beyond the lot lines.
- F. There will be no vibrations which can be detected without the use of instruments at or beyond the lot lines.
- G. Where the property lines separate an Industrial District from a Residential District, a visual and mechanical barrier, a minimum of six (6) feet height, shall be provided along the common lot line, which may consist of any of the following:
 - 1. An evergreen hedge used with a chain link fence not less than three (3) feet in height.
 - 2. A fence of a non-deteriorating material
 - 3. Masonry wall.
- H. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon any property located in a Residential District or upon any public street.
- I. No building or structure shall be used for residential purposes except that a watchman or custodian may reside on the premises.
- J. No raw material shall be processed into any of the following basic products; metals of any kind, glass, plastic, textiles, leather or paper.
- K. All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or Portland cement concrete, wood, tile, Terrazzo or similar material, and except for parking areas, the grounds shall be planted and landscaped.

- L. The storage, utilization and manufacture of solid, liquid and gaseous chemicals and other materials shall be permitted subject to the following conditions:
1. The storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted ; but only if said materials or products are stored, utilized or manufactured within enclosed buildings having incombustible exterior walls and protected throughout by an automatic fire extinguishing system.
 2. All activities involving the use and/or storage and/or disposal of flammable liquids or materials which produce flammable or explosive vapors or gases shall be provided with adequate safety and protective devices against hazards of fire and explosion, as well as with adequate firefighting and suppression equipment and devices standard to the industry involved. All above ground shall be enclosed fireproof vaults.
 3. The storage, utilization or manufacture of pyrophoric and explosive powders and dust, and of materials and products which decompose by detonation is prohibited.
 4. The manufacture of flammable liquids or materials which produce or explosive vapors or gases is prohibited.
 5. The storage and utilization of flammable liquids, or of materials that produce flammable or explosive vapors or gases shall be permitted on an any in accordance with the following table.

Total Permitted Quantities of Flammable Materials in Gallons

Closed Cup Flashpoint in Degrees F	Class I below 100 degrees F	Class II above 100 degrees F and below 140 degrees F	Class III above 140 degrees in F
Above Ground	I not permitted	II 1,000	III 5,000
Below Ground	20,000	40,000	80,000

- M. The handling of radioactive materials, the discharge of such materials into the air and water, and the disposal of radioactive wastes shall be in strict conformance with:
- a. The applicable regulations of the Atomic Energy Commission.
 - b. The applicable regulations of any instrumentality of the State of Ohio.

Failure to comply with any of the Required Conditions by property owners or users will be considered a zoning violation for the prosecution under the terms of the Resolution.

Section 1605 Development Standards

See Article 26, Schedule of Regulations, and Chapter III and IV, General and Special Regulations.

ARTICLE 17
"I-2" GENERAL INDUSTRIAL DISTRICT

Section 1700 Intent

This district has been established to accommodate a broad range of industrial activities, diverse in products, operational techniques, and size and which have a greater impact upon their environment than those permitted in "I-1."

Section 1701 Principal Permitted Uses

- A. Any use permitted as a Principal Permitted Use in Section 1601; the applicable conditions of Section 1604 and 1704 shall apply. [eff. 4-23-2015]
- B. The manufacturing, compounding, assembling, or treatment (or any combination of such processes) of articles or products from the following previously prepared materials:
 - 1. Light metal products, excluding structural steel and foundry products.
 - 2. Pharmaceutical products, including cosmetics, toiletries and the compounding of perfumes, but excluding the manufacture of soap from raw materials.
- C. Any industry activity, such as those enumerated below as examples, which fulfils all the requirements of the other sections of this Article, and is not listed initially as a permitted use in Article 18.
 - 1. Bus garages, repair, and storage.
 - 2. Cement block and formed products manufacturing
 - 3. Building material sales and storage facilities.
 - 4. Cold storage plants.
 - 5. Concrete mixing plants.
 - 6. Contractor sales, storage and equipment yards.
 - 7. Motor vehicle repair and storage facilities.
 - 8. Sawing and planning mills.
 - 9. Trucking and motor freight terminals.
 - 10. Water treatment plants and reservoirs.

Section 1702 Conditional Uses

Any use permitted as a Conditional Use in Section 1602 unless listed in Section 1701; the applicable conditions of Sections 1604 and 1704 shall apply. [eff. 4-23-2015]

Section 1703 Accessory Uses

- A. Accessory uses, buildings or other structures customarily incidental to any of the foregoing permitted uses.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of construction work.

Section 1704 Required Conditions

No Zoning Certificate for "I-2" use shall be issued until the applicant has certified to the Zoning Inspector that:

- A. Where the property lines separate an Industrial District from a Residential District, a visual and mechanical barrier, a minimum of six (6) feet height, shall be provided along the common lot line, which may consist of any of the following:
 - 1. An evergreen hedge used with a chain link fence not less than three (3) feet in height.
 - 2. A fence of a non-deteriorating material
 - 3. Masonry wall.
- B. No noise from any operation conducted on the premises, either continuous or intermittent, shall violate the provisions of Article 34.
- C. No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the business involved shall be taken.
- D. The emission of smoke or other air pollutants shall not violate the standards and regulations of the Clark County Combined Health Department, the Ohio Environmental Protection Agency or the United States Environmental Protection Agency. Dust and other types of air pollution borne by the wind shall be kept to a minimum by appropriate landscaping, paving, or other acceptable means. Water borne pollutants will be subject to the same regulations. [rev. 10-27-2009]
- E. There will be no emission of odors or odor-causing substances which can be detected without the use of instruments at or beyond the lot lines.
- F. There will be no vibrations which can be detected without the use of instrument at or beyond the lot lines.
- G. Any operation that produces intense glare or heat shall be performed within a completely enclosed building or structure and exposed sources of light shall be screened so as not to be detectable to the lot line.
- H. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon any property located in a Residential District or upon any public street.
- I. No building or structure shall be used for residential purposes except that a watchman or custodian may reside on the premises.

- J. All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or Portland cement concrete, wood, tile, Terrazzo or similar material, and except for parking areas, the grounds shall be planted and landscaped.
- K. The storage, utilization and manufacture of solid, liquid and gaseous chemicals and other materials shall be permitted subject to the following conditions:
1. The storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted; but only if said materials or products are stored, utilized or manufactured within enclosed buildings having incombustible exterior walls and protected throughout by an automatic fire extinguishing system.
 2. All activities involving the use and/or storage and/or disposal of flammable liquids or materials which produce flammable or explosive vapors or gases shall be provided with adequate safety and protective devices against hazards of fire and explosion, as well as with adequate firefighting and suppression equipment and devices standard to the industry involved. All above ground shall be enclosed fireproof vaults.
 3. The storage, utilization or manufacture of pyrophoric and explosive powders and dust, and of materials and products which decompose by detonation is prohibited.
 4. The manufacture of flammable liquids or materials which produce or explosive vapors or gases is prohibited.
 5. The storage and utilization of flammable liquids, or of materials that produce flammable or explosive vapors or gases shall be permitted on an any in accordance with the following table.

Total Permitted Quantities of Flammable Materials in Gallons

Closed Cup Flashpoint in Degrees F	Class I below 100 degrees F	Class II above 100 degrees F and below 140 degrees F	Class III above 140 degrees in F
Above Ground	I not permitted	II 3,000	III 15,000
Below Ground	60,000	120,000	240,000

- L. The handling of radioactive materials, the discharge of such materials into the air and water, and the disposal of radioactive wastes shall be in strict conformance with:
- a. The applicable regulations of the Atomic Energy Commission.
 - b. The applicable regulations of any instrumentality of the State of Ohio.

Failure to comply with any of the Required Conditions by property owners or users will be considered a zoning violation for the prosecution under the terms of the Resolution.

Section 1705 Development Standards

See Article 26, Schedule of Regulations, and Chapter III and IV, General and Special Regulations.

This page intentionally left blank.

ARTICLE 18
"I-3" HEAVY INDUSTRIAL DISTRICT

Section 1800 Intent

This district is established to accommodate industrial uses not provided for in other Industrial Zoning Districts.

Section 1801 Principal Permitted Uses

- A. Any use permitted as a Principal Permitted Use in Section 1701; the applicable conditions of Sections 1704 and 1805 shall apply. [eff. 4-23-2015]
- B. Any industrial activity, such as those enumerated below as examples, which fulfill all the requirements of the other sections of this Article.
 - 1. Asphalt or asphalt products.
 - 2. Ammonia or chlorine manufacturing and storage.
 - 3. Boiler shops.
 - 4. Celluloid or cellulose products and manufacturing.
 - 5. Cement, lime or lime products manufacturing.
 - 6. Coal, tar, and creosote manufacturing.
 - 7. Coke ovens.
 - 8. Drop-forge plants.
 - 9. Fat rendering
 - 10. Fertilizer manufacturing.
 - 11. Foundries and foundry products.
 - 12. Garbage or offal reduction or transfer.
 - 13. Glue manufacturing
 - 14. Incinerators.
 - 15. Petroleum refining plants.
 - 16. Rubber manufacturing from crude or scrap material or the manufacturing of articles therefrom.
 - 17. Sewage treatment plants.
 - 18. Soap and detergent manufacturing from raw materials.
 - 19. Stockyards, shambles and slaughterhouses.
 - 20. Stone products processing and manufacturing.
 - 21. Turpentine, varnish or paint manufacturing.

Section 1802 Conditional Uses

The following Conditional Uses are subject to approval in accordance with Article 39, Section 3906:

- A. Any use permitted as a Conditional Use in Section 1702 unless listed in Section 1801; the applicable conditions of Sections 1704 and 1805 shall apply. [eff. 4-23-2015]

The following uses subject to the Conditional Uses, Section 1803 (A), as well as Article 39, Section 3906.

- B. Manufacturing and bulk storage of corrosive acids and derivation and bulk storage stations for liquid fuels, petroleum products, petroleum and volatile oils.
- C. Manufacturing of flammable liquids or materials which produce flammable or explosive vapors or gases.
- D. The storage, utilization or manufacture of pyrophoric and explosive powders and dust, and of materials and products which decompose by detonation.

The following uses subject to the conditions for Conditional Uses, Section 1803 (B), as well as Article 39, Section 3906.

- E. Junk yards/salvage yards.

Section 1803 Conditions for Conditional Uses

- A. Uses of the types exemplified by Section 1802 (A-D) shall be confined to tracts located at least one thousand (1,000) feet from any property where residents are permitted by this Zoning Resolution.
- B. Junk yards subject to the requirements of Section 1802(E) shall be confined to tracts located at least six hundred (600) feet from any property zoned for residential purposed, shall observe fifty (50) foot yard setback, and shall comply with Chapter 4737 of the Ohio Revised Code or any other pertinent code or regulatory agency rules. [rev. 10-27-2009]

Section 1804 Accessory Uses

- A. Accessory uses, buildings or other structures customarily incidental to any of the foregoing permitted uses.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of construction work.

Section 1805 Required Conditions

No Zoning Certificate for "I-2" use shall be issued until the applicant has certified to the Zoning Inspector that:

- A. Where the property lines separate an Industrial District from a Residential District, a visual and mechanical barrier, a minimum of six (6) feet height, shall be provided along the common lot line, which may consist of any of the following:
 - 1. An evergreen hedge used with a chain link fence not less than three (3) feet in height.
 - 2. A fence of a non-deteriorating material
 - 3. Masonry wall.
- B. No noise from any operation conducted on the premises, either continuous or intermittent, shall violate the provisions of Article 34.
- C. No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the business involved shall be taken.
- D. The emission of smoke or other air pollutants shall not violate the standards and regulations of the Clark County Combined Health Department, the Ohio Environmental Protection Agency or the United States Environmental Protection Agency. Dust and other types of air pollution borne by the wind shall be kept to a minimum by appropriate landscaping, paving, or other acceptable means. Water borne pollutants will be subject to the same regulations.
- E. There will be no emission of odors or odor-causing substances which can be detected without the use of instruments at or beyond the lot lines.
- F. There will be no vibrations which can be detected without the use of instrument at or beyond the lot lines.
- G. Any operation that produce intense glare or heat shall be performed within a completely enclosed building or structure and exposed sources of light shall be screened so as not to be detectable to the lot line.
- H. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon any property located in a Residential District or upon any public street.
- I. No building or structure shall be used for residential purposes except that a watchman or custodian may reside on the premises.
- J. All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or Portland cement concrete, wood, tile, Terrazzo or similar material, and except for parking areas, the grounds shall be planted and landscaped.
- K. The storage, utilization and manufacture of solid, liquid and gaseous chemicals and other materials shall be permitted subject to the following conditions:

1. The storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted ; but only is said materials or products are stored, utilized or manufactured within enclosed buildings having incombustible exterior walls and protected throughout by an automatic fire extinguishing system.
2. All activities involving the use and/or storage and/or disposal of flammable liquids or materials which produce flammable or explosive vapors or gases shall be provided with adequate safety and protective devices against hazards of fire and explosion, as well as with adequate firefighting and suppression equipment and devices standard to the industry involved. All above ground shall be enclosed fireproof vaults.
3. The storage, utilization or manufacture of pyrophoric and explosive powders and dust, and of materials and products which decompose by detonation is prohibited.
4. The manufacture of flammable liquids or materials which produce or explosive vapors or gases is prohibited.
5. The storage and utilization of flammable liquids, or of materials that produce flammable or explosive vapors or gases shall be permitted on an any in accordance with the following table.

Total Permitted Quantities of Flammable Materials in Gallons

Closed Cup Flashpoint in Degrees F	Above Ground	Below ground
Class I below 100 degrees F	I Not permitted	Unlimited
Class II above 100 degrees F and below 140 degrees F	II Unlimited	Unlimited
Class III above 140 degrees F	III Unlimited	Unlimited

- L. The handling of radioactive materials, the discharge of such materials into the air and water, and the disposal of radioactive wastes shall be in strict conformance with:
 - a. The applicable regulations of the Atomic Energy Commission.
 - b. The applicable regulations of any instrumentality of the State of Ohio.

Failure to comply with any of the Required Conditions by property owners or users will be considered a zoning violation for the prosecution under the terms of the Resolution.

Section 1806 Development Standards

See Article 26, Schedule of Regulations, and Chapter III and IV, General and Special Regulations.

ARTICLE 19
“F” FLOODPLAIN DISTRICT

Section 1900 Intent

Certain areas within the unincorporated area of Springfield Township, Ohio, are not readily usable or suitable for residential, commercial, or industrial uses and should be reserved as conservation areas. Such areas may be subject to periodic flooding which may development contrary to the public interest. These areas are flood plain districts. The areas are based on three (3) sources of information.

- A. Flood Administration, Flood Hazard Boundary Maps;
- B. Flood Plain Management Study, elected streams in Clark County Ohio; and
- C. Any other relevant document or map based on ground engineering principals and accepted by the Township Zoning Inspectors.

Section 1901 Principal Permitted Uses

- A. Agricultural operations, according to Article 2, Section 201.02, but this shall not include or permit the spreading, accumulation, feeding or use of garbage in any manner on the open surface of the ground.
- B. Forestry.
- C. Wildlife refuse, fish hatchery, or wildlife propagation.

Section 1902 Conditional Uses

The following Conditional Uses subject to approval in accordance with Article 39, Section 3906.

- A. Before taking action on such request, the Board shall secure a written recommendation from the Clark County Springfield Planning Commission and applicable Conservancy District regarding the advisability and approval of the request and conditions for the proper operation of the proposed use.
 - 1. Public and private park recreating areas to include parks, playgrounds, picnic grounds, golf courses, and fishing lakes; also, boat docks, private and commercial, including leasing of fishing and recreational equipment and sale of bait.
 - 2. Riding stables, provided that any building in which the animals are housed shall be at least five hundred (500) feet distant from any lot or tract in any Residential District.
 - 3. Circus, carnival or similar transient and portable amusement enterprise.
 - 4. Indoor and outdoor gun clubs or ranges as defined in Section 3501(D) and subject to the conditions and approval of the Township Board of Zoning Appeals.
[eff. 10-27-2009]

This page intentionally left blank.

ARTICLE 20
"NR" NATURAL RESOURCES DISTRICT

Section 2000 Intent

The "NR" Natural Resources Districts is designated with the recognition that the sand and gravel deposits within the Township's land area are unrenovable material resources necessary and beneficial to the economy of the Township and regional area about it and the welfare of its citizens. To provide for the utilization of this resource in a manner compatible with nearby residential areas, and to insure complete restoration of the sand and gravel areas ready for another land use at the conclusion of excavation and treatment, the Natural Resources District is hereby established.

Section 2001 Principal Permitted Uses

- A. Extraction of sand and gravel.
- B. Processing of sand and gravel.
- C. Mining of deposits of limestone or other similar material.

Section 2002 Conditional Uses

The following Conditional Uses subject to approval with Article 39, Section 3906.

Indoor and outdoor gun clubs or ranges as defined in Section 3501 (D) and subject to the conditions and approval of the Township Board of Zoning Appeals. [rev. 10-27-2009]

Section 2003 Conditional Requirements [rev. 10-27-2009]

No Zoning Certificate shall be used for a "NR" use until the applicant shall have certified to the Zoning Inspector that he meets the following requirements of this and subsequent section of Article 20.

The removal of sand, gravel, limestone or similar materials by excavation, Stripping, mining or otherwise taking and including on-site operations appurtenant to the taking including washing, grading, storing, grinding operations shall be carried on within the limits of the "NR" District. All extraction from new pits begun subsequent to the effective date of this Resolution shall be washed, graded and further processed and/or stored within the limits of the "NR" District; no material resource extracted outside the limits of this district shall be brought in for washing, grading or further processing, except in the event f a public emergency as declared by the Township Board of Trustees requiring the use of said Natural Resources. Resources related to industries including, but not limited to: concrete batching plants and asphalt mixed plants shall not be permitted as a part of this Natural Resource District.

Section 2004 Application, Review and Permit Renewal Procedure

A. Filing of petition

Petitions for the granting of permits for natural resource operations shall be filed with the Zoning Inspector by the owners and lease holders, if any, of the land proposed for natural development. Two (2) copies of the petition shall be submitted, fully supplemented by data, maps, and aerial photographs specified, and shall be accompanied by a fee established by resolution of the Township Trustees. A permit for such use shall be issued for a one (1) year period by the Zoning Commission. Unless the owner of the petition ignored and/or violated the Restoration Plan, the permit is automatically renewable for one (1) year periods. Petitions shall be accompanied by the following:

1. Name of the owner or owners of land which removal is to be made.
2. Name of the applicant making the request for such permit.
3. Name of the person or corporation conducting the actual mining operations.
4. Vertical aerial photograph showing site, contiguous land and accessible public roads (1" equals 200').
5. Location, description and size of the area from which the removal is to be made (1" equals 200'), drawn by registered engineer or land surveyor.
6. Location of the processing plant to be used and any accessory or kindred operations that may be utilized in connection with the operation of the processing plant by the mining processor or any other firm, person, or corporation. The processing plant shall be located as to minimize the problems of dust, dirt, and noise, insofar as reasonably possible.
7. A detailed plan and timetable of the type of resources or materials to be removed.
8. Proposed method of removal and whether or not blasting or other use of explosives will be required.
9. General description of the equipment to be used.
10. Method of rehabilitation and reclamation of the mined-out area, including a grading plan showing existing contours in the area to be excavated and the proposed future contours showing the topography of the area after completion. Such plan shall include the surrounding area within five hundred (500) feet of the property boundary line, drawn to and appropriate scale with contour lines at interval of five (5) feet or less.
11. Report by a qualified soil scientist, soils engineer, or geologist regarding the effect the proposed operation will have upon the watershed of the area with particular attention being devoted to the water table, and if water bodies are to be created, the anticipated permanence of such.

Section 2005 Development Standards

- A. Excavation, washing, and stockpiling of extracted material shall not be carried on closer than fifty (50) feet to any property line, or such greater distance as specified by the Board, where such is deemed necessary or the protection of adjacent property except that this distance requirement may be reduced by the written consent of the owner or owners of abutting property, but in such even, adequate lateral support shall be provided for said abutting property.
- B. In the event that the site of the mining operation is adjacent to the right-of-way of any public street or road or adjacent residentially zoned districts, no part of such operations shall take place closer than one hundred and fifty (150) feet to the nearest lone of such right-of-way or residential district, except as may otherwise be provided by Section 4153.11 of the Revised Code of the State of Ohio.
- C. Any excavated area adjacent to the right-of-way of any public street or road shall be back-filled for a distance of one hundred and fifty (150) feet from the right-of-way line.
- D. Each tract of land for natural resources development shall have a minimum frontage on a major or secondary thoroughfare of at least two hundred (200) feet which shall provide the only approved access to property, except that the Township trustees may approve:
 - 1. A lesser frontage if written consent of owner in fee adjacent property is first secured.
 - 2. If tract has no frontage but is fronted by a natural resource operation properly zoned, if written permission for access to major or secondary thoroughfare is first secured from owner in fee and leaseholder, if any.
- E. Fencing or other suitable barriers, including the planting of multiflora rose, shall be erected and maintained around the entire site or portions thereof where in the opinion of the trustees, such fencing or barriers is necessary for the protection of the public safety and shall be of a type specified by the Trustees.
- F. All equipment and machinery shall be operated and maintained in such manner as to minimize dust, noise and vibration. Access roads shall be maintained in a dust-free condition by surfacing or other treatment as may be specified by the Trustees.
- G. Quarrying shall not be carried out closer than five hundred (500) or farther if specified by the Trustees, to any adjoining property line unless written consent of such adjoining property owner, has first been obtained and approved by the Trustees.

Section 2006 Rehabilitation Requirements

All mined-out area shall, within a reasonable length of time, be reclaimed and rehabilitated and the Trustees, at their discretion, may fix a bond in reasonable amount to assure that such rehabilitation and reclamation will be carried out. The Trustees shall be guided by the following standards with respect to the rehabilitation and reclamation of mined-out areas:

- A. All excavation shall be made either to a water producing depth, such depth to be less than five (5) feet below the water mark, or shall be graded or back-filled with non-noxious, non-toxic, non-combustible and non-inflammable solids, to secure:
 - 1. The excavated area shall not collect and permit to remain therein, stagnant water; or,

2. That the surface of such areas which is not permanently submerged is graded or back-filled as necessary so as to reduce the peaks and depressions thereof so as to produce a gently rolling surface that will minimize erosion due to rainfall and which will be in substantial conformity to the adjoining land area.
- B. The banks of all sand and gravel excavation in a water producing excavation, and to the pit bottom in a dry operation, shall be sloped to the water line, at slope which will not be less than three (3) horizontal to one (1) foot vertical and said banks shall be restored with vegetation in a manner set forth in paragraph (C).
 - C. Vegetation shall be restored by the spreading of sufficient soil and by appropriate seeding of grasses or planting of shrubs and trees in all parts of said mining area where the same is not submerged under water.
 - D. Proper drainage shall be provided for the mined-out areas.
 - E. All equipment and structures shall be removed from the mined-out area within six (6) months of the completion of the mining therefrom.
 - F. The Trustees may impose such other reasonable conditions and restrictions as they deem necessary for the protection of the public and to encourage the mining and processing of the sand and gravel from the authorized area.
 - G. Due to the inherent difficulties in reclaiming and rehabilitation areas from which stone has been quarried, the Trustees are hereby empowered to impose reasonable standards for reclamation as may be necessary to protect the public interest, without unduly restricting the operation of the mine owner.

ARTICLE 21
PLANNED DEVELOPMENT DISTRICTS

Section 2100 Intent

Planned Development Districts have been established and shall be permitted as amendments to the Zoning Map, but in both cases require application and approval of specific and detailed plans, where tracts suitable in location and character for the uses and structures proposed are to be planned and developed as units. Regulations set forth herein are adapted to unified planning and development in such districts. Applications for Planned Development (either by a rezoning amendment or when such tract is within a Planned Development District), will be granted only when the Development Plan for the project is such that the public health, safety and morals will not be jeopardized by a departure from the restrictions on corresponding uses in the standard zoning district.

Section 2101 Application

The provisions of Articles 22, 23, 24, and 25 shall apply to a tract of land for a Planned Development as defined in Sub-section 216.01.

Section 2102 Types of Planned Development

“PD-1” Planned Residential District

“PD-3” Planned Business District

“PD-2” Planned Office District

“PD-4” Planned Industrial District

Section 2103 Standards for Planned Development

The Board of Township Trustees shall not approve an application for Planned Development unless it shall, in each specific case, make specific findings of fact directly based upon the particular evidence presented to it, which support conclusions that:

- A. The Planned Development can be substantially completed within the period of time specified in the schedule of development submitted by the developer. The Planned Development will not jeopardize the public health, safety and morals.
- B. The site will accessible from public roads that are adequate to carry the traffic that will be imposed upon them by the proposed Development and the streets and driveways on the site of the proposed development will be adequate to serve the residents or occupants of the proposed Development. Traffic controls signals will be provided without expenses to Clark County when the County Engineer determines that such signals are required to present traffic hazards or congestion in adjacent streets.
- C. The Development will not impose an undue burden on public services and facilities, such as fire and police protection.
- D. The Development Plan contains such proposed covenants, easements and other provisions relating to the proposed development standards, as reasonably are required for the public health, safety and morals.

- E. The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with surrounding land uses, and any part of a Planned Development not used for structures, parking and loading areas, or access ways, shall be landscaped or otherwise improved.
- F. When business or manufacturing structures or uses in a Planned Development District about a Residential District, screening shall be provided as provided in Article 22, 23, 24 and 25. In no event shall a business or manufacturing structure in a Planned Development District be located nearer than one hundred (100) feet to a residential building.

Section 2104 Procedure

The following procedure shall be followed in each application for Planned Development.

2104.01 Submission of Application

- A. The owner(s) or lessee(s) of a tract of land may request that the Zoning District Map be amended, or that a tract within a previously established Planned Development District be approved for one of the Planned Development Districts. Each request shall follow the procedure outlined in Article 40.
- B. The applicant is encouraged to engage in informal consultations with the staff of the Springfield Township Zoning Commission prior to preparing his final plans, it being understood that no statement or representation by a member of the staff shall be binding upon the Zoning Commission or upon any zoning body.
- C. An application for a Planned Development may be processed, noticed and heard by the Zoning Commission concurrently with an application for a proposed subdivision or re-subdivision of the same property pursuant to the subdivision regulation of Clark County.

2104.02 Submission of Development Plan

Two (2) copies of a Development Plan shall be submitted with the application and shall include in text and map form:

- A. A survey of the tract that is to be developed showing existing features of the property including streets, alleys, easements, utility lines, existing land use, general topography and physical features.
- B. A site plan showing the location and arrangement of all existing and proposed structures, the proposed traffic circulation pattern within the development, the areas to be developed for parking, the points of ingress and egress, including access streets where zoning districts, proposed lots and blocks, if any, including parks, playgrounds, school sites, and recreational facilities.
- C. A statement of the anticipated Land Use Intensity (see Article 41), when applicable, the proposed total gross floor area, and the percentage of the development which is to be occupied by the structures.
- D. Preliminary sketches of the proposed structures and landscaping.
- E. When a Planned Development is to be constructed in stages or units, a schedule for the development of such stages or units shall be submitted. No such stage or unit shall have a Land Use intensity that exceeds by more than twenty (20) percent of the proposed Land Use intensity of the entire Planned Development. When a Planned Development provides for common open space, the total area of common open

space provide at any stage of the development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire Planned Development as the stages or units completed or under development bear to the entire Planned Development.

- F. Proposed provisions for water sanitary sewer and surface drainage with engineering feasibility study or other evidence of reasonableness.
- G. The location of parks, schools, and other community facility sites if any.
- H. Evidence that the applicant has sufficient control over the tract to effect the proposed plan; including a statement of all the ownership and beneficial interest in the tract of land and the proposed Development.
- I. In the case of an office, Business or Industrial Planned Development, a statement identifying the principal types of office, business, and/or industrial uses that are to be included in the proposed Development.
- J. When a Planned development includes provisions for a common open space, or recreational facilities, a statement describing the provision that is to be made for the care and maintenance of such open space or recreational facilities. If it is proposed that such open space be owned and/or maintained by an entity other than a incorporation and bylaws of such entity shall be submitted.
- K. Copies of any restrictive covenants that are to be recorded with respect to property included in the Planned Development District.
- L. Evidence of applicant's ability to post a bond if the Plan is approved, assuring completion of the public service facility to be constructed within the project by the developer.

2104.03 Action by the Springfield Township Zoning Commission

The Springfield Township Zoning Commission shall hold a public hearing on the Development Plan as provided by Article 40.

Such public hearing shall consider all aspects of the Development Plan including all proposed stages and/or units of development. Within thirty (30) days after the last public hearing on such Plan, the Commission shall prepare and transmit to the applicant specific finding of fact with respect to the extent to which the Development Plan complies with the standards set out in Section 2104 of this Article and the District for which the change has been requested, together with its recommendations to the Board of Township Trustees with respect to the action to be taken on the Development Plan. The Commission may recommend disapproval, approval, or approval with amendments, conditions, or restrictions. Copies of the findings and recommendations of the Commission shall be made available to any other interested person(s).

2104.04 Final Development Plan

Prior to the Board of Township Trustees public hearing, the applicant shall submit a reproducible Final Development Plan showing the information on the Development Plan and any additional information which the Township Zoning Commission required to be shown to properly describe the Planned Development which was approved and agreed to by the applicant. This Plan shall be made part of the Resolution when the Planned Development is approved by the Board of Township Trustees.

2104.05 Action by the Board of Township Trustees

The Board of Springfield Township Trustees shall hold a public hearing on the Development Plan as provided by Article 40 of this resolution. If the application is granted, the area of land involved, if not within a Planned Development District, shall be designated as a "PD-1," "PD-2," "PD-3," or a "PD-4" District by Resolution and such Resolution shall incorporate the Plan, including any condition or restriction that may be imposed by the Board of Springfield Township Trustees.

In the event an agreement on a Planned Development, with an established Planned Development District, cannot be reached the following district regulations shall apply:

Planned Development District	Appropriate District Regulations
"PD-1"	"R-1"
"PD-2"	"O-2"
"PD-3"	"B-2"
"PD-4"	"i-1"

2104.06 Subdivision Plat Required

No building permitted shall be issued for any structure in any portion of Planned Development unless and until the final subdivision plat for the portion has been approved by the Clark County-Springfield Planning Commission and recorded.

2104.07 Expiration Date for Development Plan Approval

A. Single Stage Development Plans

The approval of the Development Plan shall become null and void and the land shall revert to its former zoning classification unless within two (2) years, the subdivision plat shall have been recorded in the records of the Clark County Recorder.

B. Multi-Stage Development Plans

When the recording of the subdivision plat for the successive stages falls more than two (2) years behind the schedule submitted under Section 2104.02E, the Development Plan shall become null.

ARTICLE 22
“PD-1” PLANNED RESIDENTIAL DISTRICT

Section 2201 Principal Permitted Uses

- A. Residential use developed in a unified manner in accordance with the approved Development Plan.
- B. Other uses may be permitted if specifically approved as part of the Plan, provided that the areas and structures occupied shall be so located and designed as to protect the character of the surrounding property, and provided further that convenience establishments shall be subject to additional requirements as herein specified:
 - 1. Convenience Establishments
 - a. Such establishments and their parking areas shall not occupy more than five (5) percent of the total area of the development.
 - b. Such establishment shall be limited to those permitted in the “B-1” Business District and shall fulfill all the requirements of Article 11.
 - c. Such establishments shall be so located, designed and operated as to serve primarily the needs of persons within the Development Plan and persons residing elsewhere.
 - d. Off-street parking and loading requirements shall be appropriate to the particular case upon the types of convenience establishments permitted and the anticipated proportion of walk-in trade. Multiple use of off-street parking and service areas and access ways for convenience establishments may be permitted if such multiple use will not lead to congestion or the creation of hazards to pedestrian or vehicular traffic.

Section 2202 Development Standards

In addition to the provision of Chapter III and IV, General Regulations and Special Regulations, the Development Plan must comply with the following:

2202.01 Area Requirements

The minimum land area required for a Planned Residential District shall be five (5) acres.

2202.02 Land Use Intensity

The relationship between the size of the tract, the floor area of the structure, the open space, the living space and the recreation space in any given Planned Development shall, as set forth in Article 41 for the LUI Index Number, be selected by the applicant.

2202.03 Site Planning

- A. The physical character of the site shall be suitable for development in the manner proposed without hazards to persons or property, on or off the site from probability of flooding, erosion, subsidence, or slipping of the soil or other dangers, annoyances, or inconveniences.

- B. The site must have direct access to a major street without creating traffic on minor residential streets outside the district. Must either be so located in relation to utilities and public facilities existing or to be developed that no additional public cost be involved.
- C. Efficient, safe, convenient, and harmonious grouping of structure, uses, and facilities. Appropriate relation of space inside and outside building to intended uses and structural features.
- D. Appropriate relation of space inside and outside building to intended uses and structural features.
- E. Vehicular access to streets and pedestrian ways.
- F. Protection of pedestrian and traffic visibility.
- G. Location of common open space.
- H. Screening of off-street parking areas, and service areas for loading and unloading vehicles, and areas for storage and collection of trash and garbage.
- I. Where the Planned Residential District abuts another Residential District, a permanent open space at least twenty-five (25) feet wide shall be provided along property lines. A ten (10) foot depth along the property lines shall be maintained in landscaping and no driveway or off-street parking shall be permitted in such areas.

2202.04 Parking and Loading

Off-street parking and loading spaces shall be required as set forth under Article 32 and Article 33 of this Resolution.

ARTICLE 23
“PD-2” PLANNED OFFICE DISTRICT

Section 2301 Principal Permitted Uses

- A. Office establishments developed, operated, and maintained within and organized development of associated office activities in accordance with an approved Development Plan.
- B. Residential uses developed in a unified manner in accordance with Article 22.

Section 2302 Development Standards

In addition to the provision of Chapter III and IV, General Regulations and Special Regulations, the following standards for arrangement and development of land and buildings are required in the “PD-2” Planned Office District.

2302.01 Area Requirements

The minimum area for a Planned office District shall be five (5) acres.

2302.02 Land Occupancy by Buildings

Total land occupancy by all building for an office park shall not exceed sixty (60) percent of the area of the tract, provided however, that underground parking structures, the highest of which are not more than thirty (30) inches above the level of the centerlines of land occupancy by buildings.

2302.03 Open Space Requirements

Open space shall be twenty (20) percent of the land area and shall not be used or occupied by automotive vehicles. Such space shall be reserved for landscaping, and its location, use and other improvements shall be consistent with the character of the site and its relation to the general area in which it is located.

2302.04 Relation to Major Transportation Facilities

There shall be direct access to at least one (1) major thoroughfare, as established on the Official Thoroughfare Plan for Clark County, Ohio.

2302.05 Site Planning

The same requirements applicable to Planned Residential Districts, as set forth in subsection 2202.03 of Article 22 shall apply to Planned Office Districts. In addition, yards with a minimum width of twenty-five (25) feet shall be provided along all property lines, except where it adjoins a Business or Industrial District. Landscaping and use of such yards shall be as follows:

- A. Along thoroughfares or collector streets, as established on the Official Thoroughfare Plan for Clark County, Ohio, the nearest ten (10) feet to the right-of-way shall be maintained in landscaping, unless turnout or merging lanes, in which case the nearest ten (10) feet to the turnout or merging lane shall be landscaped.

- B. Where lots in Residential Districts front onto residential streets at the boundary of a Planned Office District, the nearest twenty-five (25) feet shall be maintained in landscaped strip shall be permitted. Vehicular access through such landscaped strip shall be permitted.
- C. All other yards within the Development Plan, except those abutting a Business or industrial District shall be maintained in landscaping and not used for parking, to the extent of a ten (10) foot depth along the property lines.

2302.06 Parking and Loading

Off-street parking spaces shall be required as set forth under Article 32 and Article 33 of this Resolution.

ARTICLE 24
“PD-3” PLANNED BUSINESS DISTRICT

Section 2401 Principal Permitted Uses

- A. Retail, service and office establishments developed, operated and maintained within an organized development of associated activities in accordance with the approved Development Plan.
- B. Residential uses developed in a unified manner in accordance with Article 22.

Section 2402 Development Standards

In addition to the provision of Chapter III and IV, General Regulations and Special Regulations, the following standards for arrangement and development of land and buildings are required in the “PD-3” Planned Business District.

2402.01 Area requirements

The minimum area for a Planned office District shall be five (5) acres.

2402.02 Land Occupancy by Buildings

Total land occupancy by all building for an office park shall not exceed sixty (60) percent of the area of the tract, provided however, that underground parking structures, the highest of which are not more than thirty (30) inches above the level of the centerlines of land occupancy by buildings.

2402.03 Relations to major transportation Facilities

- A. Planned Business Districts less than twenty (20) acres in area shall have direct access to at least one (1) major thoroughfare as established on the Official Thoroughfare Plan for Clark County, Ohio.
- B. Planned Business Districts more than twenty (20) acres in area shall have direct access to at least two (2) major thoroughfares as established on the Official thoroughfare Plan for Clark County, Ohio.

2402.04 Site Planning

The same requirements applicable to Planned Residential Districts, as set forth in subsection 2202.03 of Article 22 shall apply to Planned Office Districts. In addition, yards with a minimum width of fifty (50) feet shall be provided along all property lines, except where it adjoins a Business or Industrial District. Landscaping and use of such yards shall be as follows:

- A. Along thoroughfares or collector streets, as established on the Official Thoroughfare Plan for Clark County, Ohio, the nearest twenty (20) feet to the right-of-way shall be maintained in landscaping, unless turnout or merging lanes, in which case the nearest ten (10) feet to the turnout or merging lanes, in which case the nearest twenty (20) feet to the turnout or merging lane shall be landscaped.

- B. Where lots in Residential Districts front onto residential streets at the boundary of a Planned Office District, the nearest thirty (30) feet shall be maintained in landscaping and no off-street parking shall be permitted in such area. Vehicular access through such landscaped strip shall be permitted only for the convenience of residents of adjoining residential areas, or for access to dwelling units within the Planned Business District and not for use by the general public.
- C. All other yards within the Development Plan, except those abutting a Business or industrial District shall be maintained in landscaping and not used for parking, to the extent of a twenty (20) foot depth along the property lines.
- D. Where residential uses separate the retail service and office uses from a Residential District, the yard requirements of Article 23 shall be applicable.

2402.05 Off-Street Parking and Loading Requirements

Off-street parking shall be provided at the minimum ratio of 5.5 spaces per one thousand (1,000) square feet of gross leasable floor area. In addition, two (2) off-street parking spaces shall be provided for each dwelling or lodging unit. Gross leasable area shall mean total floor area designed for tenant occupancy and use, including basements, expressed in square feet, measured from the centerline of adjoining partition and from outside wall faces; but shall exclude parking areas in structures reserved for tenant use and occupancy.

A minimum of ten (10) percent of the area devoted to off-street parking shall be maintained in landscaping in such parking areas, with appropriate areas and facilities for multi-modal means of transportation; such as, bus stops, areas for bicycle storage and connection to bike and walking paths. The designated multi-modal areas shall be designated and maintained in accordance with standards set by the Springfield Township Zoning Commission following guidelines that are accepted by the Clark County Transportation Coordinating Committee and its subsidiaries. Small "pocket parks" shall be incorporated wherever possible; with benches and areas for pedestrian traffic to rest and/or relax. [rev. 10-27-2009]

Off-street loading space shall be provided with area, location, and design, appropriate to the needs of the shipping center and specific uses within it, and no space designated for off-street parking shall be used as off-street loading space.

ARTICLE 25
“PD-4” PLANNED INDUSTRIAL DISTRICT

Section 2501 Principal Permitted Uses

- A. Manufacturing, processing, warehousing and industrial service activities developed, operated and maintained within an organized development of associated activities in accordance with the Approved Development Plan.

Section 2502 Development Standards

In addition to the provisions of Chapters III and IV, General Regulations and Special Regulations, the following standards for arrangements and development of land and buildings are required in the “PD-4” Planned Industrial District.

2502.01 Area Requirements

The minimum area for an Industrial District shall be five (5) acres.

2502.02 Land Occupancy by Buildings

Total land occupancy by all buildings for an Industrial District shall not exceed sixty (60) percent of the area of the tract.

2502.03 Relation to Major Transportation Facilities

Industrial Parks shall have direct access to at least one major thoroughfare as established on the Official Thoroughfare Plan for Clark County, Ohio.

2502.04 Site Planning

The same requirements applicable to Planned Residential Districts, as set forth in subsection 2202.03 of Article 22 shall apply to Planned Office Districts. In addition, yards with a minimum width of one hundred (100) feet shall be provided along all property lines, except where it adjoins a Business or Industrial District. Landscaping and use of such yards shall be as follows:

- A. Along thoroughfares or collector streets, as established on the Official Thoroughfare Plan for Clark County, Ohio, the nearest thirty (30) feet to the right-of-way shall be maintained in landscaping, unless turnout or merging lanes, in which case the nearest thirty (30) feet to the turnout or merging lanes shall be landscaped.
- B. Where lots in Residential Districts front onto residential streets at the boundary of a Planned Office District, the nearest fifty (50) feet shall be maintained in landscaped no off-street parking shall be permitted in such area. Vehicular access through such landscaped strip shall be permitted only for the convenience of residents of adjoining residential areas, or for access to dwelling units within the Planned Business District and not for use by the general public.
- C. All other yards within the Development Plan, except those abutting a Business or industrial District shall be maintained in landscaping and not used for parking, to the extent of a thirty (30) foot depth along the property lines.

2502.05 Parking and Loading

Off-street parking spaces shall be required as set forth under Article 32 and Article 33 of this Resolution.

Off-street loading space shall be provided with area, location, and design, appropriate to the needs of the shipping center and specific uses within it, and no space designated for off-street parking shall be used as off-street loading space.

ARTICLE 26
SCHEDULE OF REGULATIONS: SITE PLAN REQUIREMENTS

Section 2600 Schedule Limiting Height, Bulk, Density and area by Zoning District

Use District	Minimum Size Zoning Lot		Maximum Height of Dwelling	Minimum Yard Setback				Minimum Lot Area Per Family in Square Feet	Maximum Percent of Lot area Covered by All Building	Minimum Floor Area Per Unit Sq. Ft
	Area in Sq. Ft	Width in Feet	Feet "B"	Front	Min Side	Sum of Both Sides	Rear			
A	5 Acres	300	35	50	50	100	50		25	
R-1 (A J)	25,000	150	35	40	20	40	40		25	1,300
R-2 (A J)	15,000	90	35	35	10	30	40		25	1,100
R-3 (A J)	10,000	80	35	30	8	20	40		25	950
R-4 (A J)	7,500	60	35	30	8	20	40		25	800
R-5 (A C J)	10,000	80	35	30	8	20	40	5,000	25	700
R-6 (D IJ)	20,000	150	25	30	10	20	40	3,000	40	Eff. 350
R-7 (D I J)	15,000	100	25	30	10	20	40	2,500	40	BR-600 2 BR-800 3 BR-1000 4 BR-1200
R-8	10 Acres	50	15					5,000	40	600
OR-1	7,500	60	25	25	8	20	40			800 (Rooming House)
O-2	10,000	80	30	25	10	20	30	Max FAR=.5	50	Rooming House=600
B-1	7,500	60	30	25	6	20	40	Max FAR=.35	30	Nurse. Rest and Convalescent Home = 400
B-2	10,000	80	30	25	(E)		(G)	Max. FAR =.40	40	
B-3	15,000	90	30	25	(E)		(G)	Max. FAR=.5	50	
B-4			30	25	(E)			Max. FAR=.5		
I-1		100	30	60	(F)		(H)	Max. FAR=.45	40	
I-2		100	30	50	(F)		(H)	Max. FAR =.50	50	
I-3		100	30	50	(F)		(H)	Max. Far=.75	50	
F	See Article #19									
NR	See Article #20									
PD1-4	See Article #21-25									

Condominium – See Article #36

A Rezoning Sign may be placed on the property which is being considered for Rezoning

2600.01 Notes to Schedule

- A. In those instances where neither public water supply nor public sanitary sewer is accessible, the otherwise specified lot area and frontage requirements, if less than the following shall be:

Lot area: 1 acre

Lot frontage at building line: One Hundred Fifty (150) feet

Provided, however, that where a public water supply system or public sanitary system is accessible and will be installed, these requirements shall be: Fifteen thousand (15,000) square feet and one hundred (100) feet respectively.

In those instances where either public water or public sewers are not accessible the proposed methods of water supply for waste disposal shall have written approval from the Clark County Health Department or the Ohio EPA as applicable, before a Zoning Certificate will be issued.

- B. Except signs and billboard whose heights are controlled by the appropriate Sections of Article 31.
- C. For single family dwellings, the height, bulk, density, and area requirements of District R-4 shall apply.
- D. For single and two family dwellings, the height, bulk, density and area requirements of District R-4 and R-5 shall apply.
- E. None required unless adjoining a Residential District, then not less than fifteen (15) feet on each side, or one-fourth (1/4) the sum of the height and depth of the structure, whichever is greater.
- F. None required unless adjoining a Residential District. Such yard shall be equal to twice the height of the structure, with a minimum requirement of twenty (20) feet and a maximum requirement of forty (40) feet on each side.
- G. A rear yard shall be required adjacent to a Residential Zoning District or Planned Residential District or Planned Residential District. Such yard shall not be less than one-fourth (1/4) the sum of the height and width of the structure, but in no case shall be less than twenty (20) feet. If a use is to be serviced from the rear, a yard shall be provided not less than forty (40) feet deep.
- H. A rear yard shall be required adjacent to a Residential or Planned Residential District. Such rear yard shall be equal to twice the height of the structure with a minimum requirement of twenty (20) feet and a maximum requirement of fifty (50) feet. If a use is to be serviced from the rear, the yard shall be at least fifty (50) feet deep.
- I. Public water and sewer approval by the Ohio EPA or the Clark County Combined Health District are required for multiple family dwellings.

- J. Accessory uses such as: detached garages, sheds, decks (attached or detached), carports, in-ground swimming pools, above ground swimming pools that are deeper than 24 inches, and/or any structure that is more than 120 Square Feet in floor area that are located in any Residential Zoning District shall be located to the rear of the dwelling and shall be a minimum of ten (10) feet from any side property line and a minimum of twenty (20) feet from the rear property line. However, residential lots whose width is less than sixty-three (63) feet wide, the set-back distance will be three (3) feet for any side property line; residential lots whose width is seventy-six (76) feet to ninety (90) feet, the set-back distance for any side property line will be eight (8) feet.

Section 2601 Subdivision Open Space Plan

2601.01 Intent

The intent of the Subdivision Open Space Plan is to promote the following objectives:

- A. Provide a more desirable living environment by preserving the natural character of open fields, stands of trees, brooks, hills and similar natural assets.
- B. Encourage developers to use a more creative approach in the development of residential area.
- C. Encourage a more efficient, aesthetic and desirable use of open space while recognizing a reduction in development costs and by allowing the developer to bypass natural obstacles on the site.
- D. Encourage the provision of open space with reasonable distance to all lot development of the subdivision and to further encourage the development of recreational facilities.

2601.02 Procedure

Modifications to the standards as outlined in Section 2600, Schedule of Regulations, may be made in the One Family residential Districts when the following conditions are met:

- A. The lot area in all One Family Residential Districts, which are served by public sanitary sewer and water system, may be reduced up to twenty (20) percent. In the "R-4" District this reduction may be accomplished in part by reducing the lot widths up to five (5) feet. In the "R-1," "R-2" and "R-3" Districts, this lot width reduction may be up to ten (10) feet. These lot area reductions shall be permitted provided that the dwelling unit density shall be no greater than if the land area to be subdivided were developed in the minimum square foot lot areas as required under Article 26, and Section 2600. All calculations shall be predicted upon the One Family Districts having the following gross densities (including roads):

"R-1" = 2.2 Dwelling units per acre

"R-3" = 3.4 Dwelling units per acre

"R-2" = 2.8 Dwelling units per acre

"R-4" = Dwelling units per acre

- B. Rear yards may be reduced to thirty (30) feet when such lots border on land dedicated for park, recreation, and/or open space purposes, provided that the width of said dedicated land shall not abut the rear yard of the adjacent lot.

- C. Dedicated land shall not include bodies of water, swamps or land shall be so graded and developed as to have natural drainage. The entire area may be located in flood plain.
- D. The developer or subdivision shall dedicate the total park are at the time of filing the final plat.

Section 2602 Site Plan Review

2602.01 Site Plan

A Site Plan shall be submitted to the Zoning Inspector for approval of:

- A. Any use or development for which the submission of a Site Plan is required by any provision of this Resolution.
- B. Any development, including Single family Residential, for which off-street parking areas are provided as required by Article 33.
- C. Any use which lies contiguous to a major thoroughfare.
- D. All residentially related uses permitted as Single Family Residential Districts such as, but not limited to: churches, school and public facilities.

2602.02 Site Plan Format

Each Site Plan submitted to the Zoning Commission in accordance with the requirements of this Resolution shall contain such information and be in such form as the Zoning Commission may prescribe in its rules. Fees for the review of Site Plans shall be established by Resolution of the Township Board of Trustees.

2602.03 Site Plan Review

In the process of reviewing the Site Plan, the Zoning Commission shall consider:

- A. Residential developments designated in accordance with this Zoning Resolution.
- B. The traffic circulation features within the site and location of automobile parking areas; and may make such requirements with respect to any matters as will assure:
 - 1. Safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets;
 - 2. Satisfactory and harmonious relations between the development of the site and the existing and prospective development of contiguous land and adjacent neighborhoods.
- C. The Zoning Commission may further require landscaping, fences and walls in pursuance of these objectives and same shall be provided and maintained as a condition of the establishment and the continued maintenance of any use to which they are appurtenant.

ARTICLE 27
EXISTING AND NON-CONFORMING USES

Section 2701 Conformance Required

Except as hereinafter specified, no land, building, structure and premises be used, and no building or part thereof, or other structures shall be located, erected, moved, reconstructed, extended, enlarged or altered except in conformity with the regulations herein specified for the district in which it is located.

Section 2702 Non-conforming Vacant Lots

2702.01 Non-Conforming Lots of Record

If two (2) or more lots or combinations of lots and portions of lots with continuous frontage in single ownership, are of record at the time of passage or amendment of this Resolution, and if all or part of the lots do not meet the requirements for the lot width and area, the land involved shall be considered to be an undivided parcel for the purpose of this Resolution, nor shall any division of any parcel be made which creates a lot with width or area below the requirements stated in this Resolution.

2702.02 Non-Conforming Vacant Lots in residential District

In any district where dwellings are permitted, a one (1) family detached dwelling may be erected on any lot of official record as of the effective date of the Revised Zoning Resolution of this Township, Subsection 2702.01, withstanding, when by reason of its lot area, width or depth, it does not meet minimum requirements for a lot under these regulations provided, however, that no lot shall be deemed to be less than forty (40) feet wide for the calculation of yard requirements and provide further:

- A. The sum of the side yard width on any such lot of record shall be at least twenty-five (25) percent of the width of the lot.
- B. In no case shall the width of any side yard be less than ten (10) percent of the width of the lot, except that on a corner lot, the width of the side yard adjoining the side lot line shall be not less than ten (10) feet.
- C. The depth of the rear yard of any such lot need to exceed, but in no case shall it be less than twenty (20) feet.
- D. If the width of such lot meets the standards of this resolution but the depth is such that the total area is less than seven thousand five hundred (7,500) square feet, the rear yard for such lot shall have a minimum of thirty (30) percent of the depth of the lot but in no case shall it be less than thirty (30) feet.

2702.03 Non-Conforming Vacant Lots in other Districts

In any district, other than a residential District, a building designed for any permitted use in such district may be erected on any lot of official record as of the effective date of the Revised Zoning Resolution of this Township provided that:

- A. Such buildings shall comply with all regulations applicable in the district in which the lot in question is located, provided, however, the width of any required side yard need not be greater than that derived by applying the following equation ("X"= the required side yard width):

$$X = \frac{\text{Minimum side yard required by district regulations}}{\text{Actual lot width minimum lot width required by district regulations}}$$

Section 2703 Non-Conforming Structures

2703.01 Continuation

Any structure which is devoted to a use which is permitted in the zoning in which it is located, but which is located on a lot which does not comply with the applicable lot size requirements and/or development standards, may be continued, so long as it remains otherwise lawful, subject to the restrictions of 2703.02 through 2703.04.

2703.02 Enlargement, Repair, Alterations

Any such structure described in 2703.01 may be enlarged, maintained, repaired or structurally altered, provided, however, that no such enlargement, maintenance, repair or structural alternation shall either create any additional non-conformity or increase the degree of existing non-conformity of all or any part of such structure; except that as to structures located on a lot that does not comply with the applicable lot size requirements, the side yard requirements determined by 2702.02 or 2702.03, whichever is applicable.

2703.03 Damage or Destruction

In the event that any such described in 2703.01 is damaged or destroyed, by any means, to the extent of more than fifty (50) percent of the current replacement cost of the entire structure, such structure shall not be restored unless it shall thereafter conform to the regulations for Zoning District in which it is located, provided that structures located on a lot that do not comply with the applicable lot size requirements shall not in any event be required to provide a side yard that exceeds the yard requirements in 2702.02 or 2702.03, whichever is applicable. When a structure is damaged to the extent of fifty (50) percent or less, no repairs or restoration is actually begun within one (1) year after the date of such partial destruction.

2703.04 Moving a Structure

No structure described in 2703.01 shall be moved in whole or part for any distance whatever to any other location on the same or any other lot unless the entire structure shall thereafter conform to the regulations of the zoning district in which it will be located after being moved.

Section 2704 Non-Conforming Uses

2704.01 Continuation

Any lawfully existing non-conforming use of part or all of a structure or any lawfully existing non-conforming use of land, not involving a structure, may be continued, so long as it remains otherwise lawful, subject to the restrictions of 2704.02 through 2704.08.

2704.02 Repair and Maintenance

- A. Work may be done on ordinary maintenance and repairs, or on repair and replacement of walls, fixtures, wirings, and/or plumbing; provided, however, that this paragraph (A) shall not be deemed to authorize any violation of 2704.03 through 2704.08.
- B. Nothing in this resolution shall be deemed to prevent the strengthening or restoring to a safe condition of a building or other structure (other than a damaged or destroyed building or other structure subject to the provisions of 2703.04 through 2704.08 of this section) in accordance with the order of a public official who is charged with protecting the public safety and who declares such building or other structure to be unsafe and orders its restoration to a safe condition.
- C. Non-conforming residential buildings in a Business or Industrial District may be maintained, repaired, improved, modernized or enlarged; provided, however, that the increase in the number of dwelling units shall not be permitted.

2704.03 Extension and Enlargement

The Board of Zoning Appeals may permit a non-conforming building or structure to be extended, expanded, enlarged, or increased in intensity subject to the following conditions:

- A. A non-conforming use may be extended throughout any part of such building or other structure that was lawfully and manifestly designed or arranged for such use on the effective date of this Resolution.
- B. The Board of Zoning Appeals may permit either an expansion of a non-conforming building or structure, or a substitution of a non-conforming use in such a building or structure, but not both.
- C. A non-conforming building or structure may be extended or enlarged upon the lot occupied by such building on the effective date of this Resolution or an adjoin lot, provided such lot was under the same ownership as the lot in question on the effective date of this Resolution. Such non-conforming building may be enlarged or extended to an extent no exceeding twenty-five (25) percent of the gross floor area of such non-conforming structure or building lawfully existing at the time of the adoption of this Resolution.
- D. The extension or enlargement of a non-conforming building or structure may not occupy a ground space suitable and otherwise available for meet off-street parking requirements of this Resolution.
- E. A non-conforming use of land may not be extended, enlarged, or increased in intensity.
- F. Nothing contained in this section shall in any way prohibit a non-conforming use from acquiring additional off-street parking space.
- G. Application for an extension or enlargement in accordance with paragraphs A Through F shall be notice and heard in the manner prescribed for appeals in Section 3904 hereof.

2704.04 Damage or Destruction

In the event that any building or other structure that is devoted in whole or in part to a non-conforming use is damaged or destroyed by any means, to such an extent that the cost of restoration to the condition is which it was before such damage or destruction exceeds fifty (50) percent of the current replacement costs of the entire building or other structure, exclusive of foundation, such building or other structure shall not be restored

unless such building or other structure and the use thereof shall thereafter conform to the regulations for the district in which it is located.

Moreover, even if such damage is fifty (50) percent or less, no repairs or restoration shall be made unless a zoning certificate and building permits are obtained, and restoration is actually begun with one (1) year after the date of such destruction.

2704.05 Moving

No structure devoted in whole or in part to a non-conforming use, shall be moved to any location on the same lot or any other lot unless the entire structure and the use thereof shall thereafter conform to the regulations of the district in which will be located after being moved. Moreover, no non-conforming land use shall be relocated, in whole or in part, to any other location on the same or any other lot unless such shall thereafter conform to the regulations of the district in which it is located after being moved.

2704.06 Change

The Board of Zoning Appeals may permit a substitution for a non-conforming use in a building or structure lawfully existing at the time of the adoption of this Resolution subject to the following conditions:

- A. The Board may permit either and expansion of a non-conforming building or structure or a substitution of a non-conforming use, but not both.
- B. A non-conforming use of land may not be changed.
- C. Application for a substitution or expansion in accordance with paragraph (A) shall be noted and heard in the manner prescribed for appeals in Section 3904 hereof.

2704.07 Discontinuance

- A. Discontinuance of a non-conforming use of land:

In the event that operation of non-conforming use land is voluntarily discontinued for a period of (2) years, such non-conforming use shall not thereafter be re-established and any subsequent use of occupancy of such land shall conform to the regulation of the district in which it is located.

- B. Discontinuance of non-conforming use of buildings or structures:

In the event that operation of a non-conforming use of all or part of a building or structure is voluntarily discontinued for a period of two (2) years, such non-conforming use shall not thereafter be re-established and any subsequent use or occupancy of such building or other structure shall conform to the regulations of the district in which it is located.

2704.08 Non-Conforming Accessory Uses

No non-conforming accessory uses shall continue after the principal use to which it is accessory to has been discontinued.

ARTICLE 28
PROVISION AFFECTING AREA, YARDS AND COURTS

Section 2801 Street Frontage Required

Except as permitted by other provisions of the Zoning Resolution, no lot shall contain any building used in whole or in part for residential purposes unless such lot abuts for its full frontage on a dedicated street; and there shall be no more than one (1) single family dwelling for such frontage.

Section 2802 Traffic Visibility Across Corner Lots

No fence, wall, shrubbery, sign, or other obstruction to vision above a height of two (2) feet from the established street grades shall be permitted within the triangular area formed at the intersection of any street right-of-way lines at a distance along each line of twenty-five (25) feet from their point of intersection.

Section 2803 Reduction of Area or Space

No lot, yard, court, parking area or other space shall be reduced in area or dimension, thereby making said area or dimension less than minimum required by this Zoning Resolution; and, if already less than the minimum required by this Zoning Resolution, said area or dimension shall not be further reduced. No part of a yard, court, parking area or other space provided above, or for, any building or structure for the purpose of comply with the provisions of this Zoning Resolution, shall be included as part of a yard, court, parking area or other space required under this Zoning Resolution, for another building or structure.

Section 2804 Off-Street Parking and Loading

In any district, spaces for off-street parking and for loading or unloading shall be provided in accordance with the provisions of Article 32 and 33.

This page intentionally left blank.

ARTICLE 29
ACCESSORY USES

Section 2901 Permitted Accessory Uses- Residential, Office, Office-Residential, and Agricultural Districts

The following accessory uses are permitted in each Residential District and the Residential-Office District:

- A. Private Garages, carports, decks, (attached or detached) and patios. [rev. 10-27-2009]
- B. A structure for storage incidental to a permitted use.
- C. A guest house or “Mother-In-Law” apartment (without kitchen facilities) or rooms for guests in an accessory building, provided such facilities are used for the occasional housing of guests of the occupants of the principal building and not used as rental units or for permanent occupancy. [rev. 10-27-2009]
- D. A swimming pool, bathhouse and other recreational facilities designed for the use of the occupants of a single-family dwelling and their guests.
- E. A child’s playhouse, tree-house, or birdhouse.
- F. Statuary, arbors, trellises, barbecue equipment, flag poles, fences, play equipment, walls and hedges.
- G. Fall-out shelters.
- H. Any other shelter or use customarily found in conjunction with and required for full utilization and enjoyment of the principal use; which meets the definition of accessory use in Section 201.01.
- I. Recreational equipment subject to the following conditions:
 - 1. Parked or stored camping and recreational equipment as defined by Article 2 shall not be connected to electricity, water, gas and/or sanitary sewer facilities; and at no time shall this equipment be used for living or housekeeping purposes or as a rental unit. [rev. 10-27-2009]
 - 2. If the camping, recreational equipment and/or trailer(s) of any type, is parked or stored outside a garage, it shall be parked or stored to the rear of the house; however, if the layout of the property owner’s lot, topography, and/or other naturally occurring obstacle make it impossible to park or store the camping, recreational equipment or trailer(s) in the rear yard, the property owner may park or store this equipment in the side yard. On corner lots, storage shall not be allowed on the side facing the street, unless it is impossible to store the equipment in the rear yard. Regardless of the situation, at no time will any camping, recreational equipment or trailer(s) of any type be allowed to be stored or parked in the public Right-Of-Way except for the loading or unloading of this equipment. [rev. 10-27-2009]
 - 3. Notwithstanding the provisions of subparagraph 2, camping, recreational equipment or trailer(s) may be parked anywhere on the premises for loading or unloading purposes, for a period of not more than forty-eight (48) hours.

4. Regardless of any other section in this Resolution; at no time will more than two (2) pieces of camping, recreational equipment or trailer(s) be parked or stored on any property owner's lot. However, if the property owner wants to store or park additional equipment outside in any of the Zoning Districts captioned in Section 2901, the property owner may apply to the Springfield Township Board of Zoning Appeals for a variance to do so. The application and appeal will be processed and decided on as stated in Section 3905 of this Resolution. [rev. 10-27-2009]

Section 2902 Permitted Accessory Uses-Business and Industrial Districts

In a Business or Industrial District, any use which is customarily found in conjunction with and required for the full utilization and economic viability of the Principal use which meets the definition of accessory use in Section 201.01 and which complies to the applicable standards of the district in which it is located is permitted.

Section 2903 Accessory Uses Not Permitted- Residential, Office, Office-Residential and Agricultural Districts

None of the following shall be permitted as an accessory use:

- A. Overnight parking or outdoor storage of vehicles over fifteen thousand (15,000) Lbs. Gross Vehicle weight or any vehicles that are not intended for private and/or personal use; however, if a resident or property owner wants to store or park any prohibited vehicle(s), they can apply for a conditional use to the Springfield Township Board of Zoning Appeals in the manner described in Section 3906 of this Resolution. The applicant shall be responsible for all fees associated with this application and hearing process.
- B. Outdoor storage, unless specifically permitted by the specific zoning district regulations applicable to that Zoning District.

Section 2904 Standards

- A. An accessory building may be erected as an integral part of a principal building or it may be connected thereto by a breezeway or other similar structure(s).
- B. An accessory building may be erected, detached from the principal building. Except as provided in Article 30, Section 3004(B), no detached accessory building shall be erected in any required yard or court, except a rear yard, and shall not occupy more than twenty-five (25) percent of the area of the required rear yard, or forty (40) percentage of the non-required rear yard.
- C. For computing the percentage of occupancy of a rear yard, as required in Subsection B hereof, if a detached accessory building is connected to the principal building by a breezeway, the ground area of such breezeway shall be considered as a part of the accessory building and be included in the computation.
- D. A detached accessory building shall not exceed on (1) story or fourteen (14) feet in height in any "R," "O" or "B-1" Zoning District; or two (2) stories or twenty-five (25) feet in any other District. [rev. 10-27-2009]

- E. A detached accessory building shall be at least ten (10) feet from the side lot lines and twenty (20) feet from the rear lot line, unless the frontage of the lot is less than the zoning district requirements; if that is the case, the side set-backs will be subject to the set-back requirements in Section 2600.01(J) of this Resolution. [rev. 10-27-2009]
- F. On a corner lot abutting on the rear, the side lot line or a lot in a Residential District, any accessory building or part thereof within twenty-five (25) feet of the common lot line shall not be closer to the side street lot line fronting the side street, and in no case shall any part of such accessory building be closer to the side street lot line than the least width of the side yard required for the principal building to which it is accessory.
- G. Except as provided in Article 30, Subsection 3004(B), any accessory building if not located in the rear yard shall be an integral part of, or connected with, the principal building to which it is accessory; and shall be so placed as to meet all yard and court requirements for a principal building of the same height and other dimensions as said accessory building.

This page intentionally left blank.

ARTICLE 30
EXCEPTIONS, MODIFICATIONS, INTERPRETATIONS AND
EXCEPTIONS FROM ZONING PROVISIONS

Section 3001 Application

The requirements and regulations specified hereinbefore in this Zoning Resolution shall be subject to the following exceptions, modifications and interpretations.

Section 3002 Height Lines

Height limitations stipulated elsewhere in this Zoning Resolution shall not apply:

- A. To barns, silos, or other farm buildings or structures on farms, provided these are not less than fifty (50) feet from every lot line; to church spires, belfries, cupolas and domes, monuments, water towers, masts and aerials, to parapet walls extending not more than four(4) feet above the limiting height of the building.
- B. To places of public assembly in churches, schools and other permitted public and semi-public buildings, provided that these are located on the first and semi-public buildings, provided that these are located on the first floor of such buildings and may provided that for each three (3) feet by which the height of such building exceeds the maximum height otherwise permitted in the district, its side and rear yards shall be increased in width or depth by an additional foot over the side and rear yards required for the highest building otherwise permitted in the district.
- C. To bulkheads, elevator penthouses, water tanks, monitors, scenery lofts, towers and monuments, fire towers, hose towers, cooling towers, grain elevators, gas holders or other structures, where the manufacturing process requires a greater height, provided, however, that all such structures above the heights otherwise permitted in a district shall not occupy more than twenty-five (25) percent of the area of the lot and shall be a distance not less than twenty-five (25) feet in all parts from every lot line.

Section 3003 Corner Lots

- A. The area of a corner lot shall be twenty (20) percent greater than the minimum area required for an interior lot.
- B. When the principal building is located with its greatest depth on the long side of a corner lot, the required rear yard may be reduced to a minimum of twenty (20) percent of the average lot depth; but in no case shall the shortest distance, measured, horizontally between a part of a building and the rear lot line, be less than twenty (20) feet.
- C. On all corner lots the principal building shall be set back a minimum of twenty-five (25) feet on each street from the established right-of-way line as shown on the Official Thoroughfare Plan for Clark County, Ohio.

Section 3004 Front Yard Expectations and Modifications

- A. In any Zoning District, where the average depth of at least two (2) existing front yards on lots within one hundred (100) feet of the lot in question and within the same block is less or greater than the least front yard depth prescribed elsewhere in this Zoning Resolution, the required depth of the front yard on the lot shall be modified. In such case, this shall not be less than the average depth of said existing front yard, or the average depth of existing front of the two lots immediately adjoining; provided, however, that the depth of a front yard on any lot shall be at least ten (10) feet including all projections nor required to be more than fifty (50) feet.
- B. In any Zoning District where the natural grade of lot within the required front yard has an average slope, normal to the front lot line at every point along said slope, of such a degree of percent of the slope that it is not practicable to provide a driveway with a grade of twelve (12) percent or less to a private garage conforming to the requirements of this Zoning Resolution, such garage may be located within such front yard, but not in any case closer than ten (10) feet to the street lines.
- C. All lots in zoning districts fronting on major thoroughfares shall have a front yard depth of not less than thirty-five (35) feet measured from the street right-of-way line.

Section 3005 Double Frontage Lots

Buildings on lots having frontage on two (2) non-intersecting streets need not have a rear yard if an equivalent open space is provided on the lot in lieu of such required rear yard; applicable front yards must be provided, however, on both streets.

Section 3006 Side Yard Expectations or Modifications

Side yard widths may be varied where the side wall of a building is not parallel with the side lot line or is broken or otherwise irregular. In such case, the average width of the side yard shall not be less than the otherwise required least width; provided, however, that such side yard shall not be narrower at any point than one-half (1/2) the required depth of the front yard on such other fronting the side street.

Section 3007 Projections Into Required Yards

Architectural features may project into required yards or into courts as follows:

- A. Into any required front or side yard adjoining a side street:
 - 1. Cornices, canopies, eaves, or other architectural features may project a distance not to exceed two (2) feet, six (6) inches.
 - 2. Fire escapes may project distance not to exceed four (4) feet, six (6) inches.
 - 3. Open stairs and necessary landing may project a distance not to exceed six (6) feet.
 - 4. A front porch may project into a front yard a distance not to exceed six (6) feet, provided it is open on three (3) sides, except for railing or banisters.

5. Bay windows, balconies, or chimney may project into a yard a distance not to exceed five (5) feet provided, however, that the aggregate width of such projection shall not exceed one (1/3) of the length of the wall upon which they are located.
- B. Subject to the limitations in the preceding subsections, the above name features may project into any required side yard adjoining an interior side lot line, a distance not to exceed one-sixth (1/6) of the required least width of such side yard, but not exceeding three (3) feet in any case.
- C. Subject to the limitations in "A" above, the features name therein may project into any required rear yards or into any required outer court the same distance they are permitted to project into a front yard.

Section 3008 Fences, Walls, and Hedges

- A. A fence, wall, hedge, or shrubbery may be erected, placed, maintained or grown along a lot line in a Residential District or adjacent thereto a height not exceeding with (8) feet above the ground level, except that no such fence, wall, hedge, or shrubbery which is located in a required front or corner side yard shall exceed a height of three and one-half (3 ½) feet and shall be subject to the traffic visibility requirement of Article 2802 for a corner lot.
- B. Recorded lots having a lot area in excess of two (2) acres and a frontage of at least two-hundred (200) feet, and acreage or parcels not included within the boundaries of a recorded plat in a Residential Districts, are excluded from these fence regulations.

Section 3009 Residential Entrance-Way

In all Residential Districts so called entrance-way structures including, but not limited to walls, columns, and gates making entrances to a single-family subdivisions or multiple housing projects may be permitted and may be located in a required yard, except as provided in Section 2802. Traffic visibility across corner lots, provided that such entrance-way structures shall comply to all Township and County Codes.

Section 3010 Essential Services

Essential services shall be permitted as authorized and regulated by law and other resolutions of the County and Township, it being the intention hereof to exempt such essential services from the application of this Zoning Resolution.

Section 3011 Unsafe Buildings

Nothing in this Zoning Resolution shall prevent the strengthening or restoring to a safe condition any part of a building or structure declared unsafe by a proper authority.

Section 3012 Existing Building Permits

Nothing contained in this Zoning Resolution shall require any change in the overall layout, plans, construction, size or designated use of any development, building, structure or part thereof, for which official approvals and required building permits have been granted before the enactment of this Zoning Resolution, the construction of which, conforming with such plans, shall have been started prior to the effective date of this Zoning Resolution, and continued to completion without interruption, except for causes beyond the builder's control.

ARTICLE 31
SIGNS AND BILLBOARD REGULATIONS

Section 3101 Permitted Signs for Which No Zoning Certificate is Required:

The following signs shall be permitted in the unincorporated area of Springfield Township that is subject to these Zoning Regulations according to the following Regulations. No Zoning Certificate shall be required for any sign constructed or erected under the terms of this Section.

- A. **Signs for Sale, Lease or Rent** of the premises on which the sign is located. Not more than two (2) signs shall be displayed on any lot or parcel. Such signs shall not be illuminated and shall not exceed six (6) square feet of area per sign in any "R" District and thirty-two (32) square feet per side in all other districts with not more than two (2) sides or signs identifying the builder or contractor. All such signs shall be removed within thirty (30) days after occupancy.
- B. **Vehicular Signs.** Directional or other incidental signs pertaining to vehicular or pedestrian control on private property shall be permitted, provided that the said signs are located outside the right-of-way of any public street or road, do not exceed two (2) square feet of area per side, and do not interfere or obstruct visibility when entering or leaving said property.
- C. **Temporary Signs** announcing special, public or institutional events. Such signs shall not exceed six (6) square feet in area per side in any "R" District, or thirty-two (32) square feet in area per side if relating to a church, school, community center, or other institutional or public building. Such signs shall not be permitted more than thirty (30) days prior to the planned event nor more than seven (7) days after said event, no such signs shall be closer than twelve (12) feet to the right-of-way of any public road unless attached to the building.
- D. **Signs Approved in Planned Development Districts.** Plans of development, provided that the approved sign is constructed in strict compliance with the approved guidelines.
- E. **Farm Signs; unless specifically exempted under Chapter 519.21 of the Ohio Revised Code**, denoting the name and address of the occupants denoting produce or products for sale on the premises, and denoting memberships in organizations. If such sign is located within one hundred (100) feet of any principal building having a greater setback or front yard than required for such district, such sign shall not be erected nearer the road right-of-way than the established building line on such road, but not exceed a distance of one hundred (100) feet from the established right-of-way line of each such highway or thoroughfare, unless erected on or adjacent to the wall of building or other structure or in such other manner as not to interfere with or obstruct clear vision of the intersection in any direction. NO such billboard or sign shall be permitted which faces the front or side lot line of, or which faces any public square, entrance to any public park, public, private or parochial school, library, church, or similar institution within three hundred (300) feet thereof. Advertising signs may not exceed thirty-two (32) square feet in area per side and all other signs shall be limited to six (6) square feet in area per side.

- F. **Political Signs:** The Township recognizes that signage for candidates and the passage of issues are necessary and legal political processes; however, the Township must protect the safety of residents and citizens who use the public Right-Of-Way. Therefore, the Township prohibits the placing of such signs on any Township property and/or public Right-Of-Way. Also, the Township requests that all legally placed political signs are limited to ninety (90) days before an election and fifteen 15 days after an election. [rev. 10-27-2009]
- G. **Announcement Signs** relating to the premises provided they do not exceed four (4) square feet in area in any "R" District, however, a church, school, community center or other institution or public building may have an announcement sign or bulletin board not exceeding thirty-two (32) square feet in area. No such sign shall be closer to a street line than twelve (12) feet or thirty feet from any side lot line unless attached flat to the building. [rev. 10-27-2009]

Section 3102 Permitted Signs for which a Zoning Certificate is Required:

The following signs shall be permitted in the unincorporated area of Springfield Township that is subject to these Zoning Regulations, according to the following regulations. Zoning Certificates shall be required for any sign constructed or erected under the terms of this section.

- A. **Signs for Home Occupation:** One (1) on-premise sign per lot shall be permitted for the purpose of announcing a home occupation. Such signs shall not be illuminated and shall not exceed two (2) square feet in area and shall be attached to dwelling. No off-premises signs shall be permitted for any home occupation. [rev. 10-27-2009]
- B. **Off-Premise Signs:** Advertising a product or service not located upon the premises on which the sign is located shall be classified as a business use and shall be permitted in all Business Districts, the Industrial Districts and/or lands used for agricultural purposes subject to regulations set forth herein:
1. Off-premises signs located adjacent to and intended for primary visibility on any street, road or highway in the unincorporated area of Springfield Township, shall not exceed one (1) sign face with a total of one thousand two hundred (1,200) square feet, or two (2) faces exceeding a total of one thousand two hundred (1,200) square feet on any single lot or location, excluding supports, decorative trim, or other embellishments.
 2. Off-premise signs shall conform to all applicable height regulations for the appropriate zoning district, except off-premise signs located along the Interstate Highway System may be constructed at a greater height in accordance with the provisions contained in Chapter 5516 of the Ohio Revised Code.
 3. No off-premise signs shall be constructed closer than three hundred fifty (350) feet to another off-premise sign located on the same side of any thoroughfare in the unincorporated area of the Township Unless the natural terrain or other obstructions prevent both signs from being seen at the same time along the main travel way. Off-premise signs along the Interstate System shall be separated by no less than eight hundred (800) feet from any other off-premise sign (or less if specified by the Ohio Revised Code) on the same side of the main highway. [rev. 10-27-2009]
 4. No off-premise sign site shall have more than two (2) displays facing the same direction of the main highway.

- C. **On-Premise Signs:** Free standing, building mounted, or ground signs identifying or advertising commercial or industrial uses on the premises. If the signs are located with-in a Planned Office, Business, or Industrial Development Districts or are erected pursuant to a Conditional Use requirements in addition to any restrictions imposed herein.
1. No more than one (1) free-standing or ground sign shall provide for each business use, and in no case shall a lot contain more than three (3) free-standing or ground signs.
 2. No free-standing, ground, or building mounted sign shall have a surface area of greater than one hundred (100) square feet per side. Signs with any type of electronic or changeable display shall be limited to thirty (32) square feet in size; however, if the property owner wishes to have a larger electronic display sign, they may apply for a variance in accordance with 3905.04 of this Resolution.
 3. Free-standing on premise signs shall not exceed thirty-five (35) feet in height or the height of the principal building in the respective zoning district, whichever is the greater height.
 4. Free-standing or ground signs shall not be located closer than twelve (12) feet to any existing or proposed street right-of-way, and not closer than thirty (30) feet to any adjoining lot line.
- D. **Portable Signs:** Portable signs announcing a special event or advertising a product or service. Such signs shall be considered a Temporary Use and shall be permitted subject to regulations set forth herein:
1. All signs shall be located in compliance with all State and Federal Regulations controlling the same.
 2. Such signs shall not be permitted for more than a total of ninety (90) days per calendar year.
 3. Said signs shall be located outside the right-of-way limits of the road and shall not interfere with the visibility of vehicular traffic either entering or leaving any property or entering, leaving, or operating on any thoroughfare.
 4. No illumination device shall be used which causes unnaturally high light levels to be cast upon adjacent thoroughfares thereby creating a hazard to vehicular traffic. The lighting requirements contained in Section 3104 of this Chapter shall apply.
 5. Said signs must be compatible of posting and removal without destruction of public or private property.
- E. **Any vehicle or trailer** may be parked on a business premises or lot for the sole purpose of advertising a business, product, service, event, object, organization, or the like, no more than fourteen (14) consecutive days or ninety (90) days in any calendar year total.

Section 3103 Prohibited Signs and Billboards

The following signs shall be prohibited in the unincorporated area of Springfield Township:

- A. All signs not specifically permitted by the express terms of these Regulations.
- B. Signs or advertising devices erected and maintained on trees or painted or drawn upon rocks or other features.
- C. Signs characterized by flashing lights or air-activated devices except for signs indicating time and temperature which shall operate by means of lighting changes alternating on not less than an eight (8) second cycle. All changes in display shall fade out and in without flashing, scrolling, or other methods. However, if a property owner wants to have any other or different type of display; they may apply for a variance in accordance with Section 3905.04 of this Resolution. The property owner must provide detailed examples of their proposed use and show that a variance from the established regulation shall not cause any hazards to traffic or pedestrians along an affected thoroughfare. [rev. 10-27-2009]
- D. Except for identification signs on agricultural buildings, no sign or billboard shall be painted directly upon the wall or roof of any building or structure. This restriction shall not restrict the use of aesthetic graphics such as murals or other illustrative or decorative paintings that are intended as cosmetic devices.
- E. No signs or billboards shall be painted on or attached to any awning, canopy, or balcony. No sign shall be attached to any fence within the right-of-way of any road, and no sign shall be attached to any board or wooden fence regardless of the location without the permission of the owner of the fence.
- F. Signs or advertising devices which attempt, or appear to attempt to direct the movement of traffic, or which interfere with, imitate, or resemble an official sign, signal or device.

Section 3104 Design Standards for Signs and Billboards

The following design standards shall apply to all signs and billboards located and erected within the unincorporated area of Springfield Township, regardless of type style, location, design, or other classification:

- A. **Location;** No signs shall be located within or project over the right-of-way of any Public or private road. No sign shall be erected or maintained within six hundred sixty (660) feet of the edge of the right-of-way of a thoroughfare on the Interstate or primary highway system without complying with the provisions of Chapter 5516 of the Ohio Revised Code, and the regulation promulgated and enforced by the Director of the Ohio Department of Transportation, and the regulations specified herein. No sign in a "B," "O," or "I" Zoning District shall face the side of any adjoining lot located in any "R" District unless the sign is located not less than fifty (50) feet from the lot. Said sign or signs shall be located in strict compliance with these regulations and the approved locating Development Plan or restrictions imposed by the Board of Zoning Appeals. Regardless of any standard or restriction already imposed by this Resolution in Section 3104(B), no sign erected in any Zoning District shall cast any direct light beyond the lot lines of the lot in which it is erected. All lighting for such signs shall be directed toward the sign and not onto adjoining lots or into the sky. [rev. 10-27-2009]

- B. Signs may be illuminated when such sign does not constitute a public safety or traffic hazard. Any lighting or not interfere with any official sign or signaling device. All lighting and illuminating shall not interfere with any official sign or signaling device. All lighting and illumination will meet all regulations and code requirements for the jurisdiction that is located in and signs located in any 'scenic byway' shall meet all regulations for that designation; like the "Ohio Historic National Road," and the "Eastern Edge Corridor Plan." Any lighting or illumination located in any County or Ohio Department of Transportation right-of-way shall meet any requirements that those jurisdictions stipulate, as well as, any applicable standards set forth in this Resolution. If any property owner wants to deviate from any lighting or illumination standards set forth in this Resolution, they may apply to the Springfield Township Board of Zoning Appeals in accordance with Section 3905.04 of this Resolution. Where illumination is provided, it shall be placed or directed so as not to permit the illumination there from to be directed or beamed upon adjacent property or public street. [rev. 10-27-2009]
1. No illumination sign shall be constructed which will interfere with the operation or safety or any traffic control signal.
 2. No flashing, rotating, moving light source shall be permitted on any sign.
 3. All wiring, fitting, and material used in the construction, connection and operation of signs shall be in accordance with the provisions of the Building Code.
- C. **Height.** No sign shall be erected to a height greater than the maximum permitted height for the District in which the sign is located, except that signs located within six hundred sixty (660) feet of the edge of the right-of-way of a thoroughfare on the Interstate Highway System may be erected to a greater height, as may be specified by the Director of the Ohio Department of Transportation or his/her authorized representative, in accordance with the provisions contained in Chapter 5516 of the Ohio Revised Code.
- D. **Slight Interference.** No sign shall be permitted which interferes with the visibility of pedestrian or vehicular traffic entering, leaving, or operating on thoroughfares,
- E. **Maintenance.** All signs or billboard constructed or erected shall be maintained so that all sign surfaces, supports, braces, guys, and anchors shall be kept in repair and in a proper state of preservation by painting or otherwise.
- F. **Abandoned Signs**
1. If any sign or billboard shall become abandoned, in the manner defined herein, such a sign or billboard is declared to be a public nuisance by reason that continued lack of use results in lack of reasonable and adequate maintenance, thereby causing deterioration and blighting influence on nearby properties.
 2. A sign or billboard is abandoned if it meets any one (1) of the following criteria.
 - a. Any sign or billboard associated with an abandoned Non- Conforming Use.
 - b. Any sign or billboard that remains after the termination of a business. A business has ceased operations if it is closed to the public for at least one hundred eighty (180) consecutive days. Seasonable businesses are exempted from this determination.

Section 3105 Non-Conforming Signs and Billboards

- A. Any sign or billboard in existence within the unincorporated area of the Township prior to the effective date of these regulations that does not conform with the provisions of this Chapter is considered to be non-conforming.
- B. Any sign or billboard that does not conform to the provision of this Chapter shall be allowed to continue its non-conforming status provided the sign or billboard was erected in compliance in all respects with applicable laws in existence on the date of its erection.
- C. A non-conforming sign or billboard shall not be structurally relocated or replaced unless it is brought into compliance with the provisions of this Chapter. Should any replacement or relocation take place without being brought into compliance, the sign or billboard shall be existing illegally.
- D. A non-conforming sign or billboard shall be maintained or repaired in accordance with the following provisions:
 - 1. The size and structural shape shall not be changed or altered.
 - 2. The copy may be changed provided that the change applies to the original Non-Conforming Use associated with the sign or billboard and that the change is made by the owner of the sign or billboard at the time the sign or billboard became non-conforming; the copy area shall not be enlarged. Any subsequent owner or user shall bring the sign or billboard into compliance.
 - 3. In the case where damage occurs to the sign or billboard to the extent of fifty (50) percent or more of either the structure or the replacement value, the sign or billboard shall be repaired within sixty (60) days.

Section 3106 Certificate Required

No signs, except as provided for in Section A of the Chapter, shall be erected prior to the issuance of a Zoning Certificate by the Township Zoning Inspector.

- A. The applicant for a Zoning Certificate herein shall pay such fee(s) as is prescribed by the Springfield Township Board of Trustees.
- B. The Zoning Certificate issued pursuant hereto shall be valid so long as the owner complies with the terms and conditions of these Zoning Regulations or any amendment thereto.
- C. The application for a Zoning Certificate for posting a sign or billboard that is considered Temporary Use shall indicate the name and address of the person charged with the removal of the sign or billboard.
- D. All signs and billboards erected within the unincorporated area of the Township are subject to inspection, whether a Zoning Certificate is required or not prior to erection. Such inspection may be made at any reasonable time and the Township Zoning Inspector may order the removal of any sign or billboard that is not maintained in accordance with the provisions of these Regulations.

- E. In the event that the owner of any sign or property fails to comply with the terms of these Zoning Regulations, said permit may be revoked upon compliance with the following terms:
1. The Township Zoning Inspector shall notify the owner of any deficiency or violation of these regulations. Notice shall be served personally or by ordinary mail at the last known address of the permit holder. The permit holder may seek a hearing on said notice by complying with the provisions of Article 39, Section 3904, Procedure for Administrative Appeal of these Regulations. Failure to correct deficiencies or to appeal the decision of the Zoning Inspector within twenty (20) days of notification or violation or deficiency will result in cancellation of the permit for such sign and said sign shall then be removed as provided by these regulations. [rev. 10-27-2009]
- F. The Township Zoning Inspector may effect removal of any sign illegally placed within the right-of-way of any road within the unincorporated area of the Township. The Zoning Inspector shall maintain said sign and shall notify the owner thereof of its location, by ordinary mail. If the owner of any sign fails to claim the same within one hundred eight (180) days after the mailing of the notice the Zoning Inspector, said sign may be destroyed.

Section 3107 General Requirements

No projecting sign shall be erected or maintained from the front face of a building a distance of more than two (2) feet, including those projecting from the face of any theater, hotel, or motel marquee.

No sign shall be placed on the roof of any building, except those signs whose supporting structure is screened so the sign appears to be a continuation of the face of the building.

No sign or part thereof shall contain or consist of banners, posters, pennants, ribbons, streamers, spinners, or other similar moving devices for more than ninety (90) days per calendar year.

No sign of any classification shall be installed, erected, or attached in the form, shaper, or manner to a fire escape or any door or window giving access to any fire escape.

All signs hung or erected shall be marked with the name and the telephone number of the person or firm responsible for maintaining the signs.

Section 3108 Governmental Signs Excluded

For the purpose of these regulations, *sign* does not include signs erected and maintained pursuant to, and discharge of any governmental function, or required by any law, ordinance or governmental regulations.

This page intentionally left blank.

ARTICLE 32
OFF-STREET LOADING AREAS

Section 3201 Off-Street Loading Spaces Required

In connection with every building or part thereof thereafter erected, except dwelling, there shall be provided, on the same lot as such building, off-street loading spaces or berths, for uses which customarily receive or distribute material or merchandise by vehicle, in accordance with the requirements of Section 3202 of this Article.

Section 3202 Off-Street Loading Requirements

Off-street loading requirements shall be as follows:

Building Area	Number of Space Required
Less than 1,000 square feet	None required
More than 1,000 square feet, but less than 20,000 square feet.	One space
More than 20,000 square feet, but less than 100,000 square feet.	One space plus one space for each 20,000 square feet in excess of 20,000 square feet.
100,001 square feet and over	Five spaces, plus one space for each 30,000 square feet over 100,000 square feet of building area.

Section 3203 Off-Street Loading Standards

- A. Dimension: Each off-street loading space shall be at least ten (10) feet in width by twenty-five (25) feet in length having vertical clearance of fifteen (15) feet or more, plus adequate area for ingress or egress.
- B. Surfacing: All open loading spaces shall be graded and improved with Bituminous concrete or Portland cement concrete.
- C. Drainage: All loading spaces shall be provided with adequate drainage facilities as approved by the County Engineer.
- D. Location: all required loading spaces shall be off-street and shall be located on same lot as the Specified Use to be served. No loading space shall be located within a required front or side yard when adjacent to a Residential District. No permitted or required loading space shall be located within fifty (50) feet of the nearest point of intersection of any two (2) streets or highways.

This page intentionally left blank.

ARTICLE 33
OFF-STREET PARKING

Section 3301 Off-Street Parking

In connection with every use, there shall be provided, at the time any building or structure is erected, or at any time any building or structure is altered or expanded, or at the time any use of land is extended, off-street parking as provided in Section 3302 through 3305 of this Article, except that no off-street parking space shall be required for uses in existence as of the effective date of this Zoning Resolution. [rev. 10-27-2009]

Section 3302 Off-Street Parking Requirements

Off-street parking requirements shall be as follows:

GROUP #1 DWELLING AND LODGING USES

Use	Number of Spaces Required
One and two family dwellings	Two (2) spaces for each dwelling
Three family dwellings and mobile home parks	One and one-half (1 ½) spaces for each dwelling
Four or more dwelling units	Two (2) spaces for each dwelling
University owned or leased housing, fraternities and sororities	One (1) space for each three occupants calculated on the designed capacity of the building.
Hotels and motels	One (1) space for each rental unit, plus one (1) space for each employee on the maximum work shift, plus such spaces as required by this resolution for restaurants, assembly rooms and affiliated facilities
Housing for the elderly	One (1) space for each two (2) dwelling units
Rooming houses	One (1) space for each two (2) roomers or boarders based on the designed capacity of the building plus two (2) spaces for a resident owner or resident manager.

GROUP #2 BUSINESS AND COMMERCIAL

Use	Number of Spaces Required
All businesses and commercial establishments, except those specified hereafter	One (1) space for each 300 square feet of floor area.
Retail stores	One (1) space for each 250 square feet of floor area
Barber shops, beauty parlors, or similar personal services	Two (2) space per chair
Eating place	One (1) space for each 100 square feet of floor area with a minimum of fifteen (15) spaces for eating places (drive-in) and ten (10) spaces for eating places (carry-out)

Automobile service stations	Six (6) spaces, plus one (1) for each employee on the largest shift, except that station which primarily dispenses only petroleum products and has no under-roof facilities for the regular servicing of motor vehicles, will require only two (2) spaces, plus one (1) for each employee on largest shift
Furniture stores, appliance stores, automobile salesrooms and new and used car lots	One (1) spaces 1,000 square feet of enclosed floor area and one (1) space for each 3,000 square feet of open lot area devoted to the sale and display of motor vehicles
Laundromats	One (1) space for each two (2) washing or cleaning machines
Private clubs and lodges	One (1) space for each member of the staff, plus one (1) space for each three (3) clubs members, plus one (1) space for each room which can be used to provide lodging accommodations for members or their guests

GROUP #3 OFFICE

Use	Number of Spaces Required
Administrative or business office	One (1) space for each 300 square feet of floor area

GROUP #4 MEDICAL AND HEALTH

Use	Number of Spaces Required
Dental clinics and offices	Two (2) spaces for each examination or treatment room, plus one (1) space for each dentist and other employee(s)
Medical clinic and offices	Three (3) spaces for each examination or treatment room, plus one (1) space for each doctor and other employee(s)
Hospital or similar medical facility	One (1) space for each hospital bed, plus one (1) space for each (2) employees and staff on the combined major work shifts
Nursing home, rest home and convalescent home	One (1) space for each two (2) beds
Funeral home	One (1) space for each 50 square feet of floor area in public rooms plus one (1) space for each vehicle maintained on the premises, plus one (1) space for each employee

GROUP #5 EDUCATION

Use	Number of Spaces Required
Elementary schools, junior high schools, public or private	One (1) space for every thirty (30) classroom seats, one (1) space for each teacher or other employee in addition to the requirements of an auditorium
High schools, public or private	One (1) space for each six (6) students based on the design capacity of the building, one (1) space for each teacher or other employee, plus the requirements for an auditorium
Nursery or child care center	Two (2) spaces, plus one (1) space for each staff member
Colleges and universities	One (1) space for each five (5) classrooms seats, plus one (1) space for each three (3) seats in an auditorium
Trade or commercial schools	One (1) space for each student based on the design, plus one (1) space for each teacher or other employee
Libraries, museums, art galleries and other public buildings	One (1) space for each 300 square feet of floor area

GROUP #6 RECREATION AND RELIGION

Use	Number of Spaces Required
Churches, chapels, temples, synagogues, mosques, auditoriums, gymnasiums, stadiums, and other places of public assembly	One (1) space for each three (3) seats or six (6) feet of benches.
Theaters	One (1) space for each two (2) seats
Assembly halls, exhibition halls, or rooms without seats	One (1) space for each fifty (50) square feet of floor area
Golf courses, swimming pools or similar places	One (1) space for each three (3) patrons the establishment is designed to serve
Enclosed place of amusement or recreation or similar place of assembly	One (1) space for each one hundred (100) square feet of floor area devoted to assembly
Bowling establishments	Five (5) spaces for each bowling lane, plus such additional space as may be required for affiliated uses.

GROUP #7 INDUSTRY

Use	Number of Spaces Required
Manufacturing, warehousing, wholesaling or other similar establishments	Five (5) plus one (1) for every one and half (1 ½) employees in the largest working shift, plus one (1) for every vehicle maintained on the premises. Space on the site shall also be provided for all construction workers during periods of construction.

Section 3303 Off-Street Parking Standards

3303.01 General

A. Utilization

Required off-street parking facilities as listed in Section 3302 shall be solely for parking of motor vehicles in operation condition, of patrons, occupants, or employees of such uses.

B. Size

A required off-street parking space shall be at least ten (10) feet in width and twenty (20) feet in length, exclusive of access drives or aisles, ramps, columns, office or work areas.

C. Access

Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. Such aisle or driveway shall not be used for the parking of other vehicles, except that the driveway of a single family residence may be counted as one (1) parking space.

D. Required Yards

Structures and buildings containing off-street parking shall be subject to the yard requirements applicable in the district in which located. Off-street parking areas open to the sky may be located on any yard, except that:

1. In any "R" or "OR-1" District, off-street shall not be located in any required setbacks.
2. In any "R," or "OR-1" or "B-1" District on a corner lot devoted to a residential use, the off-street parking shall not be located closer to the side lot line bounding a street than the minimum side yard width prescribed by the development standards for the district.
3. If a lot is devoted to a non-residential use and if its front lot line, side lot line, or rear lot line separates the lot from a lot in a Residential District, the off-street parking facilities located thereon shall not be closer to such lot line than the minimum front yard depth, side yard width, or rear yard depth prescribed by the development standards for the district.

E. Location

All required parking spaces shall be located as follows:

1. In an "R", "OR-1" or "B-1" District on the same lot as the building or used served, or a contiguous parcel, or within three hundred (300) feet of the nearest point of the principal structure.
2. In a Business District (except a "B-1" District) on the same lot as the building or use served, or a contiguous parcel, or within four hundred (400) feet of the principal structure.
3. In any Industrial District on the same lot as the building or used served, or a contiguous parcel or within one thousand (1,000) feet of the nearest point of the principal structures; provided, however, that no off-street parking facilities for a business or industrial use shall be located in a Residential District.

F. Restricted parking Lots-Conditional Use

Notwithstanding the provisions of Sub-section 3303.01E, the Board of Zoning Appeals may permit the use of lots in a Residential or Office District as restricted parking lots.

1. The Board's approval of restricted parking lots must be based on a finding that:
 - a. The parcel to be used is located not more than fifty (50) feet from the parcel on which is located the land use requiring such parking facilities.
 - b. The parking lot shall be for use in connection with an office, business or industrial use located in adjacent Business or Industrial District and shall be used solely for the parking of passenger vehicles.
 - c. The parking lot shall not be used for repair work or vehicle servicing or loading of any kind, and no advertising signs of any kind shall be erected on the lot.
 - d. The parking lot shall be closed between 11:00 P.M. and 7:00 A.M. except as may be otherwise permitted by the Board of Zoning Appeals.
2. Application for a Conditional use Certificate shall be treated, processed, noticed and heard in the manner prescribed for in Section 3906 hereof.
3. The Board shall impose further conditions, such as screening and landscaping, as may be deemed necessary and appropriate, in order to reduce the adverse effect of a parking lot upon the preservation of the residential character and development of the Residential District in which the parking lot is proposed to be located.

3303.02 Maintenance

A. Surfacing

All open off-street parking areas (except a required parking space accessory to a single family dwelling) shall be graded, and provided with a hard surface of bituminous or Portland cement concrete, except residential tracts exceeding forty thousand (40,000) square feet in area.

- B.** All open off-street parking areas shall be separated from public sidewalks by a space at least four (4) feet in width, and a six (6) inch high barrier (curb) shall be provided on the parking lot side of the four (4) foot width.

C. Screening

When any open off-street parking area used for a non-residential purpose containing more than two (2) parking spaces is not separated from a district zoned Residential by a dedicated street, an effective buffer or screen, consisting of a solid wall, fence, or dense living hedge, shall be provided at the lot line to protect the privacy of the adjoining residential uses. Such wall, fence, or hedge shall be not less than six (6) feet in height.

D. Lighting

Any lighting used to illuminate off-street parking areas shall be equipped with suitable shielding or be designed as to prevent a glare at eye level on surrounding public and private property.

E. Drainage

All open off-street parking areas shall be provided with adequate drainage facilities as approved by the County Engineer. Said approval will not require for off-street parking in Districts "A" through "R-6"

F. Interior Design

All parts of open off-street parking areas which are unusable either for parking or for traffic, shall be paved or landscaped with planting of grass, flowers, shrubs, and/or trees, which shall be continuously maintained.

G. Marking

Designated parking spaces shall be marked on the surface on the parking area with paint or permanent marking materials and maintained in clearly visibly condition.

3303.03 Units of Measurement

For the purpose of determining off-street parking requirements, the following units of measurements shall apply:

A. Floor Area

Floor area for non-residential purposes shall be the sum of gross horizontal area of all the floors of a building measured from the exterior faces of the exterior walls or from the center line of walls separating two (2) buildings.

B. Hospital Bassinets

In hospitals, bassinets shall not be counted as beds.

C. Places of Public Assembly

1. In stadiums, sports arenas, churches and other places of assembly in which those in attendance occupy benches, pews, or other similar seating facilities, each twenty (20) inches of such seating facilities shall be counted as one (1) seat for the purpose of determining the off-street parking requirements of this Zoning Resolution.

2. Fixed Seats and Assembly Area

In cases where a place of assembly has both fixed seats and open assembly area, requirements shall be computed separately for each type and added together.

D. Fractions

When units of measurement determining the number of required parking spaces result in requirement of a fractional space, any fraction up to one half (1/2) shall be disregarded and fractions of over and including one half (1/2) shall require one (1) parking space.

3303.04 Additions and Extensions

Whenever any addition to a building or extension of land use results in an increase in the number of units used to measure required off-street parking spaces, and such additional or extension creates a need for an increase of more than ten (10) percent in the number or required off-street parking spaces, additional off-street parking shall be provided on the basis of the increase in the number of units of measurement.

A. Exception

In any case of additional dwelling units created by conversion of an existing dwelling, on (1) off-street parking space shall be required for each additional dwelling unit so created.

3303.05 Mixed Occupancies and Uses Not Specified

In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Where a use is not specifically mentioned in Section 3302, the requirements for a use which is so mentioned and to which said use is similar shall apply. Off-street parking facilities for one (1) use shall not be considered as providing requirements for any other use, except as specified joint use.

3303.06 Collective Provision

Nothing in this Article shall be construed to prevent collective provision of off-street parking facilities for two (2) or more building or uses, provided that the total of such off-street parking such off-street parking spaces supplied collectively shall not be less than the sum of the requirements for various uses computed separately; provided also, that the requirements set forth in Section 3303.01E as to maximum distances between parking areas and establishments served shall apply to each establishment participating in the collective provisions of parking.

Section 3304 School Bus Parking

Nothing in this Zoning Resolution shall be construed to prohibit the parking of a school bus at the residence of the driver residing in Springfield Township if each school bus is being operated in behalf of the board of Education as conveying children to and from school, except that in the summer months when school is not in session, said school bus shall not be so located.

Section 3305 Inoperable and Damaged Cars

No real property owner or occupant shall cause or permit a motor vehicle to be parked or stored in any district in the open for 72 hours or longer when either of the following applies:

- A. The vehicle is apparently inoperable.
- B. The body of the vehicle is extensively damaged or is missing any of the following: wheel(s), tire(s), motor, transmission, door(s), roof, or hood.

This section shall not apply to:

- 1. Any vehicle store in an enclosed building.

2. Licensed junk yards or scrap metal processing facilities per Ohio Revised Code, Section 4737.05 to Section 4734.12.
3. Collector's vehicles which bear a current validation sticker and license plate as described in Section 4503.45 of the Ohio Revised Code.
4. Historical Vehicles which bear a *Historical Vehicle-Ohio* plate as described in Section 4503.181 of the Ohio Revised Code.
5. Road rollers, traction engines, power shovels, power cranes, and other equipment used in construction work and not designed for or employed in general highway transportation, well drilling machinery, ditch digging machinery, farm machinery, trailers used to transport agricultural produce or agriculture production materials between a local place of storage or supply and the farm when drawn or towed on a public road or highway at a speed of twenty-five (25) miles per hour or less, threshing machinery, hay baling machinery, corn sheller, hammermill and agricultural tractors and machinery used in the production of horticultural, agricultural, and vegetable products.

C. Procedure

Notification by certified mail that the real property owner or occupants shall have thirty (30) days after the receipt of the letter to either:

1. Remove the vehicle(s) from the premises
2. Store or park said vehicle(s) in an enclosed building, or
3. Meet the standards for an operable vehicle

D. Definitions

Enclosed Buildings: Any permanent structure having a roof supported by columns and walls which are opaque.

In the Open: Not located in an enclosed building.

Inoperable Vehicle: Unable to pass an Ohio State Highway Patrol safety inspection

Motor Vehicle: Anything on wheels propelled or drawn by power other than muscular power.

ARTICLE 34

NOISE

Section 3401 Method of Measurement

For the purpose of measuring the intensity and frequency of sound, the sound level meter, the octave band analyzer, and the impact noise analyzer shall be employed. The flat network and the fast meter response of the sound level meter shall be used. Sounds of short duration as from forge hammers, punch presses and metal. Shears which cannot be measured accurately with the sound level meter shall be measured with the impact noise analyzer.

Octave band analyzers calibrated in the Preferred Frequencies (American Standards Association S1, 6-1960, Preferred frequencies for Acoustical Measurements) shall be used with Table I (A-D). Octave band analyzers calibrated with pre-1960 Octave (American Standard Association 224-10-1953, Octave Band Filter Set) shall use table II (A through D) in Section 3304 through 3306, inclusive. For impact sounds measured with the impact noise analyzer, the sound pressure levels set forth in Tables I and II (A through D) may be increased by six (6) decibels in each octave band.

Section 3402 Exemptions

The following uses and activities shall be exempt from the noise level regulations:

- A. Noises not directly under the control of the property users.
- B. Noises emanating from construction and maintenance activities between 7:00 A.M. and 9:00 P.M.
- C. The noise of safety signals, warning devices, and emergency pressure relief valves.
- D. Transient noises of moving sources such as automobiles, trucks, airplanes and railroads.

Section 3403 Required Performance Level

No operation or activity shall cause or create noise in excess of the sound levels prescribed herewith.

Section 3404 Standards in the "B-1" Through "B-4" Business Districts and "I-1" Light Industrial District

- A. At the District Boundaries

In the "B-1" through "B-4" and the "I-1" Districts at no point or beyond the boundary of the Zoning District shall the sounds pressure level resulting from any use, operation or activity exceed the maximum permitted sound levels set forth in Tables I A and II A.

Table I A, Preferred Frequencies

Center Frequency Cycles per Second	Maximum Permitted Sound Pressure Level, Decibels
31.5	65
63.0	67
125.0	66
250.0	59
500.0	52
1,000.0	46
2,000.0	37
4,000.0	26
8,000.0	17

Table II A, Pre-1960 Octave Bands

Octave Band Cycles per Second	Maximum Permitted Sound Pressure Level, Decibels
20-75	67
75-150	66
150-300	61
300-600	54
600-1200	47
1200-2400	39
2400-4800	29
4800-10 KC	20

B. At lot lines

In the "B-1" through "B-4" and the "I-1" Districts, at no point on or beyond the boundary of a lot, shall the sound pressure level exceed the maximum permitted decibel levels for the designated octave band as set forth in Table I B and II B.

Table I B, Preferred Frequencies

Center Frequency Cycles per Second	Maximum Permitted Sound Pressure Level, Decibels
31.5	76
6.0	74
125.0	68
250.0	63
500.0	57
1,000.0	52
2,000.0	45
4,000.0	38
8,000.0	32

Table II B, Pre 1960 Octave Bands

Octave Band Cycles per Second	Maximum Permitted Sound Pressure Level, Decibels
20-75	75
75-150	70
150-300	64
300-600	59
600-1200	53
1200-2400	47
2400-4800	40
4800-10 KC	34

Section 3405 Standards in the “I-2” General Industrial District and “PD-4” Planned Industrial Park District

In the “I-2” and the “PD-4” Districts at no point on or beyond the boundary of the Zoning District, shall the sound pressure level resulting from any use, operation or activity exceed the maximum permitted sound levels as set forth in Table I C and II C.

Table I C, Preferred Frequencies

Center Frequency Cycles per Second	Maximum Permitted Sound Pressure Level, Decibels
31.5	76
63.0	74
125.0	68
250.0	63
500.0	57
1,000.0	52
2,000.0	45
4,000.0	39
8,000.0	32

Table II C, Pre 1960 Octave Bands

Octave Band Cycles per Second	Maximum Permitted Sound Pressure Level, Decibels
20-75	75
75-150	70
150-300	64
300-600	59
600-1200	53
1200-2400	47
2400-4800	40
4800-10 KC	34

Section 3406 Standards in the “I-3” Heavy Industrial District

In the “I-3” District at no point on or beyond the boundary of the Zoning District, shall the sounds pressure level resulting from any use, operation, or activity exceed the maximum permitted sound levels as set forth in Tables I D and II D.

Table I B, Preferred Frequencies

Center Frequency Cycles per Second	Maximum Permitted Sound Pressure Level, Decibels
31.5	90
63.0	81
125.0	71
250.0	66
500.0	61
2,000.0	52
4,000.0	50
8,000.0	47

Table II B, Pre 1960 Octave Bands

Octave Band Cycles per Second	Maximum Permitted Sound Pressure Level, Decibels
20-75	83
75-150	74
150-300	67
300-600	62
600-1200	57
1200-2400	53
2400-4800	51
4800-10 KC	48

Between the hours of 9:00 P.M. and 7:00 A.M., the sound levels shall not exceed the maximum permitted sound pressure levels prescribed for the “I-2” and the “PD-4” Districts in Section 3305.

ARTICLE 35

GOLF COURSES, SWIMMING POOLS, TENNIS COURTS, MINIATURE GOLF COURSES, DRIVING RANGES, AND OTHER SIMILAR RECREATIONAL USES

Section 3501 Required Conditions

- A. All outdoor pools, shall be located in the rear yard of any residential property, shall meet all appropriate set-backs for the Zoning Certificate if the depth is more than eighteen (18) inches. All swimming pools that are more than eighteen (18) inches in depth shall be enclosed by a chain link fence or its equivalent in strength and protective character to a height of four (4) feet but not more than six (6) feet. Above ground pools that are a minimum four (4) feet in height measured from ground level and whose side walls are composed of rigid, non-collapsible material; and that have a removable entry ladder or an entry ladder that can be secured to prevent entry, shall not be required to have a separate fence as long as the pool is well maintained in good condition. [rev. 10-27-2009]
- B. Loud speakers, juke boxes, public address systems and electric amplifiers shall be permitted, if the use of same is for the occupants of the building only within which such equipment is installed, and does not create a nuisance and disturb the peace of any other persons or properties in this or any other Zoning District and meets the requirements of Article 34. [rev. 10-27-2009]
- C. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon any property or upon a public street. All outdoor lighting shall be directed toward and confined to the ground areas, lawns or parking areas.
- D. Gun Clubs: All indoor gun clubs/ranges shall be located in a B-2 through B-3 or I-1 through I-3 Zoning District. All outdoor gun clubs will be located in an A, Agricultural; I-1 through I-3, Industrial; a F, Flood Plain District or a NR, Natural Resource, Zoning Districts; and the firing line(s) shall be at least one thousand (1,000) feet distance from any adjoining property lines or more if deemed the Springfield Township Board of Zoning Appeals during the required conditional use hearing. [rev. 10-27-2009]
- E. In all zoning other than "A," only four (4) dogs over six months old per household will be allowed before a kennel license is required. Kennels are allowed only in a B-3 Zoning District as a conditional use.

This page intentionally left blank.

ARTICLE 36
RESIDENTIAL CONDOMINIUM REGULATIONS

- A. The development shall have safe and adequate access to a public street as determined by the County Engineer for country and township roads and the Ohio Department of Transportation for state and federal highways.
- B. A traffic impact statement shall be provided at an adequate level of detail to assess the effect of the development on adjacent streets.
- C. In every case, the uses shall be provided with public water and sewer systems approved by the Ohio EPA or County Health Department.
- D. Development Plans shall be submitted with the application for a Zoning Certificate of the Township for every condominium property which shows particulars of the site, proposed buildings and other improvements, including the layout of the interior streets, drives, and parking areas, the layout, location, designation, and dimensions of each unit, the layout and details of the water and sewer property, the layout and details of the soil erosion and storm water runoff control facilities proposed, and the location and dimensions of any existing or proposed easements. The name, registration numbers, and address of the design professional preparing such plans shall be clearly indicated thereon.
- E. Approval shall be based on the Development Plan as submitted after review and approval by each of the related agencies, such as the County Engineer, Soil Conservation and Utilities Department.

This page intentionally left blank.

ARTICLE 37

USES NOT OTHERWISE INCLUDED WITHIN A SPECIFIC ZONING DISTRICT

Section 3700 Intent

Because the uses hereinafter referred to possess unique characteristics making it impractical to include them in a Specific Use District classification, they may be permitted by the Township Board of Zoning Appeals as Conditional Uses as follows.

Section 3701 Outdoor Theaters

Because outdoor theaters possess the unique characteristics of being used only after darkness and since they develop a concentration of vehicular traffic in terms of ingress and egress from their parking area, they shall be permitted in "I-1" Districts only.

Outdoor theaters shall further be subject to the following conditions:

- A. The proposed internal design shall receive approval from the Zoning Inspector as to the adequacy of drainage, lighting, and other technical aspects.
- B. Outdoor theaters shall abut a major thoroughfare and points of ingress and egress shall be available only from such major thoroughfare.
- C. All vehicles, waiting or standing to enter the facility, shall be provided off-street waiting space. No vehicles shall be permitted to wait or stand within a dedicated right-of-way.
- D. The area shall be laid out as to prevent the movie screen from being viewed from residential areas or adjacent major thoroughfares. All lighting used to illuminate the area shall be so installed as to be confined or directed onto the premises of the outdoor theater site.

Section 3702 Commercial Cell Phone, Wind Turbines, Television and Radio Towers; Public Utility Microwaves and Public Utility Television Transmitting Towers.

Cell phone, Radio and television towers, public utility television transmitting towers, and their attendant facilities shall be permitted in "I-1" and "A" Districts except that in "A" Districts, the attendant facilities shall not include production studios and business offices. In both Districts said use shall not include production studios and business offices. In both Districts said use shall be located centrally on a continuous parcel of not less than one and one-half (1 ½) times the height of the tower measured from the base of said tower to all points of each property line. This section shall not be intended to replace or subvert the limits places on Township Zoning authority set forth in Ohio Revised Code 519.211. [rev. 10-27-2009]

Section 3703 Airports and Related Uses

Airports, landing fields, and platforms, hangers, masts, and other facilities for the operation of aircraft may be permitted in "A" and "R-1" Districts and shall be subject to the following conditions:

- A. The plans for such facility shall have received approval by the Federal Aviation Agency and the Ohio Department of Commerce, Division of Aviation, prior to being submitted to the Township Board for their review and approval.

Section 3704 Oil and Gas Wells

In the "A," "I-1" and "I-2" Districts, as well may be drilled for the exploration for, or production of natural oil or gas.

3704.01

An application, accompanied by a fee as established by Resolution of the Township Trustees, for a drilling permit shall be filed with the Zoning Inspector setting forth:

- A. The location of the proposed well on a map (1"=200') drawn by a registered engineer or land surveyor that further shows:
 - 1. The location of all property lines bordering the proposed well site.
 - 2. The location and use of each structure within three hundred (300) feet of the proposed well site.
 - 3. The location of all underground public and private utility or drainage lines or facilities within one hundred (100) feet of the proposed well site.
 - 4. The location of all public easements and rights-of-way within three (300) feet of the proposed well site.

3704.02 Required Conditions

- A. No well shall be located within two hundred (200) feet of any lot in any "R" District.
- B. No well shall be located within fifty (50) feet of any property line except as allowed under the provisions of voluntary pooling as set forth by the regulations of the Department of Industrial Relations Division of Mines.
- C. No well shall be located within three hundred (300) feet of any school, church, hospital or other structure used for public assembly.
- D. Other fire, health, and safety standards shall be reviewed and a determination made that, as set forth in the drilling permit or as conditions to its approval, adequate precautions have been provided. Such conditions may control the hours of operation of such drilling operations, the mode of transportation used at the well site, the location and type of waste gases, the location and housing of proposed internal combustion or towers the location and size of electric lights the protection of site from the public view and other reasonable standards related to the protection of the public health, safety, and welfare.

3704.03

If during the drilling operation, the conditions set forth in the drilling permit application or the conditions set forth by the Board prior to its approval are violated, the Zoning Inspector shall report such actions to the board which, if it concurs, may cancel the permit. If said permit is canceled and any drilling operations are continued thereafter, the same shall be a violation of the Zoning Regulations and subject to the penalties as provided herein under Article 38 and in Sub-section 519.99 of the Revised Code of Ohio.

3704.04

The Board may determine the amount of time for which a permit is valid but in no case shall a permit exceed twenty-four (24) months. Before a permit becomes invalid, the applicant shall submit either:

- A. A well closing report stating the manner in which the well has been abandoned and sealed, which must be accepted by the Board and Township Trustees which shall demonstrate that the site has been restored to its previous condition insofar as such is desirable and possible and the well sealed so as to be impervious through the level of the water table, or:
- B. A well production plan enlarging upon a supplementing the Drilling Permit Application in regard to the proposed location and character of pumps and pump housing, the proposed location of storage tanks, their size and type, the proposed landscaping, the fencing and screening of the well site and the pipes or lines, all of which shall be subject to approval by the Board on the basis of being compatible with the vicinity.

Section 3705 Refuse (Solid Waste) Disposal Sites

Refuse disposal sites should be located in accordance with a county-wide disposal plan based on population and land use forecasting. Preferably, a single, centrally located, county incinerator should be construed and all other dumps and sanitary land fill operations discontinued. This method is working in several nearby counties. However, until such an incinerator is approved, additional sanitary land fill operations may be allowed in "A" and I-3" Districts.

3705.01 Application, Review, and Permit Renewal Procedure

Applications for a sanitary land fill permit shall be filed with the Zoning Inspector by the owners and lease holders, if any, of the proposed site. Two (2) copies shall be submitted and shall be accompanied by a fee as established by Resolution of the Township Board of Trustees. A permit for land fill shall be issued for a one (1) year period by the Trustees after recommendation by the Board of Zoning Appeals. Unless the owner of the petition ignores and/or violates the conditions of the permit, it will be renewed automatically for one (1) year periods. Applications for sanitary land fill permits shall include the following:

- A. The location of the proposed land fill on a map (1"=100') drawn by a registered engineer or land surveyor that shows the following:
 - 1. The location of all property lines bordering the proposed land fill site.
 - 2. The location and use of each structure within three hundred (300) feet of the proposed land fill site.

3. The location of all underground public and private utility or drainage lines or facilities within one hundred (100) feet of the proposed land fill site.
4. The location of all public easements and right-of-ways within three hundred (300) feet of the proposed land fill site.
5. The location, size, and population served by other sanitary land fill sites in and adjacent to Springfield Township. A standard of approximately four (4) acres of sanitary land fill per ten thousand (10,000) population shall be used by the Township.
6. Soil borings (one per acre) of proposed land fill site.
7. Method of rehabilitation and reclamation of the land fill site, including a grading plan showing existing contours of the site and the proposed future contours showing topography of the area after completion. Such plan shall include the surrounding area within five hundred (500) feet of the land fill property line, drawn with contour lines at intervals of five (5) feet or less.

3705.02 Required Conditions

- A. No land fill shall be located within two hundred (200) feet of any "R" residential District
- B. The Required Conditions of Section 1805 shall apply to all approved land fill sites.
- C. Other fire, safety, and health standards shall be reviewed and a determination made that, as set forth in the land fill permit or as a condition to its approval, adequate precautions have been provided. Such conditions may control the hours of operation, the location and intensity of electronic lights, the location of structures on the site, the protection of the site from the public view and any other reasonable standards related to the protection of the public safety or general welfare.
- D. All equipment and machinery shall be operated and maintained in such manner as to minimize dust, noise, and vibration. Access roads shall be maintained in a dust-free condition by surfacing or other treatment as may be specified by the Board.

ARTICLE 38
ENFORCEMENT PENALTIES

Section 3801 Enforcement by the Zoning Inspector

There is hereby established the Office of Township Zoning Inspector. The Board of Township Trustees, after reviewing recommendations from the Township Zoning Commission shall appoint a Township Zoning Inspector together with such assistants as the Board deems necessary fix the compensation for said position and make disbursement thereof. The Zoning Inspector must be a resident of Springfield Township. It shall be the duty of the Zoning Inspector, as provided under Section 519.02 et. seq. of the Revised Code of the of the State of Ohio, to enforce this Resolution. All departments, officials, and public employees of Clark County which are vested with the duty or authority to issue a certificate or license shall conform to the provision of this Resolution and shall issue no certificate or license for any use, building, or purpose, if the same is in conflict with the provisions of this Resolution. Any certificate or license, issued in conflict with the provisions of this Resolution, shall be null and void.

Section 3802 Zoning Certificates

Until a Zoning certificate has been obtained from the Zoning Inspector:

- A. The construction, building, moving, remodeling or reconstruction of any building or structure shall not be commenced.
- B. The improvement of land preliminary to any use of such land shall not be commenced.
- C. The use of land, buildings or structures for temporary and accessory uses and home occupations shall not be commenced.
- D. A certificate pertaining to the temporary or permanent use of land, buildings or structures shall not be issued by any official, officer, employee, department, or Board of Springfield Township or Clark County.

3802.01 Application for Zoning Certificate

Each application for a Zoning Certificate shall be accompanied by a plan in duplicate drawn to a scale, one (1) copy of which shall be returned to the owner upon approval or disapproval. The plan shall show the following:

- A. The actual dimensions of the lot including easement.
- B. The exact size and location of all building existing on the lot.
- C. The proposed new construction.
- D. The existing and intended use of all parts of the land or buildings.
- E. Such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of this Zoning Resolution.

3802.02 Issuance of Zoning Certificate

Zoning Certificate shall normally be issued or refusal thereof given within twenty (20) working days after the date of application. Written notice of such refusal and reason thereof shall be given to the applicant.

3802.03

A Zoning Certificate shall become null and void twelve (12) months after the date on which it is issued unless within such twelve (12) month period construction, building, moving, remodeling, or reconstruction of a building structure is commenced or use is commenced.

Section 3803 Violations-Remedies

In case any building is, or is proposed to be located, erected, constructed, reconstructed, enlarged, changes, maintained or used, or any land is or is proposed to be used in violation of this Resolution or any amendments or supplements thereto: the Board of Springfield Township Trustees, the Zoning Inspector, or Building Inspector, or any adjacent or neighboring property owner who would be specifically damaged by such violation, in addition to other remedies provided by law, may institute injunction, mandamus, abatement, or any other appropriate action, proceeding to prevent, enjoin, abate or remove such unlawful location, erection, construction, enlargement, change, maintenance or use.

Section 3804 Violations and Penalties

It shall be unlawful to locate, erect, construct, reconstruct, enlarge, change, maintain or use, any building or any land in violation of any regulation in or any provisions of the Resolution or any amendment or supplement thereto adopted by the Board of County Commissioners of Clark County under Section 519.02 et. Seq. of the Revised Code of the State of Ohio. Any person, firm, or corporation, violating any regulation in, or any provision of this Resolution, or guilty of misdemeanor and, upon conviction thereof, shall be fined not more than one hundred dollars (\$100). Each and every day during which such illegal location, erection, construction, reconstruction, enlargement, change, maintenance of use continues, shall be deemed a separate offense.

Section 3805 Fees

Any application under this Resolution for Site Plan Review, a Zoning Certificate or Permit, Variance, Conditional Use Permit, Sign Permit, Planned Development, Amendment or Filing of a Motion of Appeal shall be accompanied by such fee as shall be specified from time to time by Resolution of the Board of Springfield Township Trustees. There shall be no fee, however, in case of applications filed by the Board of Springfield Township Trustees or the Springfield Township Zoning Commission.

The fees shall be in addition to the regular building permit fees and any other fees which may be imposed under applicable resolution of Springfield Township or Clark County. The fees imposed by this Resolution are only intended to defer in part the costs involved in such application such as publishing and/or posting, and mailing the notice of hearing or hearings. Such fees are not refundable regardless of the outcome of the application.

ARTICLE 39
BOARD OF ZONING APPEALS

Section 3901 Appointment

3901.01 Establishment

A Board of Zoning Appeals for Springfield Township is hereby created. Such Board shall consist of five (5) members, to be appointed by the Board of Township Trustees, who shall be residents of the unincorporated territory of Springfield Township included in this Zoning Plan. The terms of all members shall be of such length and arranged term of one (1) member shall expire each year. Each member shall serve until his successor is appointed and qualified.

3901.02 Removal

Members of the Board shall be removable for nonperformance of duty, misconduct in office, or other cause by the Board of Township Trustees upon written charges having been filed with the Trustees and after a public hearing has been held regarding such charges. A copy of the charges having been served upon the member so charged at least ten (10) days prior to the hearing, either personally or by registered mail, or by leaving the same at their usual place of residence. The member shall be given an opportunity to be heard or answer such charges. Vacancies shall be filled by the Board of Township Trustees and shall be for the expired term.

Section 3902 Organization

The Board of Zoning Appeals shall organize and adopt rules in accordance with the provisions of this Zoning Resolution. Meeting of the Board of Zoning Appeals shall be held at the call of the Chairman, or in his absence, the Acting Chairman, may administer oaths and the Board may compel the attendance of witnesses. All meetings of the Board shall be open to the public.

The Board shall keep minutes of its proceedings showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official Township Trustees and shall be a public record. A copy of the decision for each case shall be given to the applicant, and the Springfield Township Commission.

Three (3) members of the Board shall constitute a quorum. The Board shall act by resolution, and the concurring note of three (3) members of the Board shall be necessary to reverse an order or determination of the Zoning Inspector, or to decide in favor of any applicant in any matter over which the Board has original jurisdiction under this Resolution, or to grant any variance from the requirements stipulated in this Resolution.

Section 3903 Jurisdiction

The Board of Zoning Appeals shall have the following jurisdiction:

A. Administrative Appeal

To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Zoning Inspector in the enforcement of this Zoning Resolution.

B. Variances

1. Variances on Lots

To authorize, upon appeal, in specific cases, such variance from the terms of this Zoning Resolution as will not be contrary to public interest, where owing to special conditions of the land (i.e. an irregular shaped lot having the required area; a lot of exceptional topography; or an exceptionally narrow, shallow, or irregular lot existing and of recorded at the time of the passage of this Zoning Resolution), a literal enforcement of the provisions of this granting such variance, the Board of Zoning Appeals shall prescribe appropriate conditions and safeguards to maintain the intent and spirit of the Zoning District in conformity with this Zoning Resolution.

2. Variances on existing buildings and structures

To grant the projection of a building or structures existing at the time of the adoption of this resolution into a required yard to secure an addition to the building or structure and arrangement. Such projection shall not exceed one-third (1/3) of the required depth or width of the required yard. In granting such variance, the Board of Zoning Appeals shall prescribe appropriate conditions and safeguards to maintain the intent and spirit of the Zoning District in conformity with this Zoning Resolution.

This Section shall be construed to permit variances which shall in effect amend the use provisions in this zoning Resolution.

C. Conditional Use

To grant Conditional Zoning Certificates for the use of land, buildings, or other structures, if such certificate for specific uses are provided for in the Zoning Resolution.

D. Non-Conforming Uses

Non-Conforming Uses as provided in Article 26 of this Resolution.

Section 3904 Procedure for Administrative Appeal

3904.01 Authorization

An appeal from a decision of the Zoning Inspector with respect to the interpretation or application of this Resolution, may be taken to the Board of Zoning Appeals by any person aggrieved, or his agent, or by any officer of the county affected by such decision of the Zoning Inspector.

3904.02 Notice of Appeal

Appeals to the Board shall be filed within twenty (20) days after the decision of the Zoning Inspector by filing a written notice of appeal with the Zoning Inspector and with the Board of Zoning Appeals.

The Notice of Appeal shall specify the grounds for such appeal. Upon receipt of a Notice of Appeal, the Zoning Inspector shall forthwith transmit the Board all of the papers constituting the record upon which the decision being appealed was based.

3904.03 Hearing on Appeal

The Board shall select a reasonable time and place for the hearing of an appeal, which shall be held not less than fifteen (15) not more than (70) days after receipt of the application; give at least ten (10) days written notice thereof to the owners of the property within three hundred (300) feet of the applicant's property as they shall appear on the Notice of Appeal.

In addition, public notice of such hearings as to the time, place, date and subject of the hearing, shall be published in a newspaper of general circulation at least ten (10) days prior to the date of the hearing. Any party in interest may appeal and be heard at the hearing in person, by agent, or by attorney.

3904.04 Decision on Appeals

The Board shall have all the powers of the Zoning Inspector with respect to such decision. The concurring vote of a majority of the members of the Board shall be necessary to reverse or modify any decision of the Zoning Inspector under this Resolution. The Board shall render a written decision on the application without unreasonable delay after the close of the hearing, and in all cases within thirty (3) days after the close of the hearing. A copy of the decision and finding of fact shall be sent to the applicant, the Board of Trustees and the Zoning Commission.

Section 3905 Procedure for Obtaining a Variance

A. Nature of Variance

A variance is permission to deviate in a specific manner from the terms of the Zoning Resolution, where, owing to special conditions of the land itself, a literal enforcement of the provisions of this Zoning Resolution will result in unnecessary hardship and provided that only deviations from development standards shall be permitted.

3905.01 Authorization

The Board of Zoning Appeals may authorize variances from the terms of this Resolution as stated in Sub-section 3903 B, when the Board has made findings of fact, based upon the standards set out in Sub-section 3905.02 of this Resolution.

3905.02 Application for Variance

An application for Variance, together with an Application for a Zoning Certificate shall be filed with the Zoning Inspector, who shall forward without delay a copy of each to the Secretary of the Board. The application shall contain the following.

A. Description of Property and Nature of Variance

1. The nature of the variance, i.e., including the specific provisions of the Zoning Resolution from which the variance is requested.

2. A description sufficient to identify the property, including a reference of the volume and page of the last recorded deed.
3. A statement of the special circumstances or conditions applying to the land or structure and not applying generally throughout the Zoning District.
4. A statement showing that the special conditions and circumstances do not result from the actions of the applicant.
5. A statement showing that the granting of the application is necessary to the preservation and enjoyment of substantial property rights.
6. Such other information regarding the appeal as may be pertinent or required for appropriate action by the Board of Zoning Appeals.

B. Plot Plan

The application shall be accompanied by three (3) copies of a plot plan drawn to an appropriate scale showing the following:

1. The boundaries and dimensions of the lot.
2. The size and location of existing and proposed structures.
3. The proposed use of all parts of the lot and structures, including access ways, walks, off-street parking and loading spaces and landscaping.
4. The relationship of the requested variance to the standards set by the Zoning Resolution.
5. The use of land and location of structures on adjacent property.

3905.03 Information for Zoning Commission

The Zoning Inspector shall file one (1) copy of the application and plot plan with the County Rural Zoning Commission within three (3) days after the filing of such application by the applicant, for informational purpose.

3905.04 Hearing on Variance

A hearing on the application shall be held by the Board and Notice thereof given, as specified under Section 3904.07 of this Resolution.

3905.05 Standards for Variances

The Board shall not grant a Variance unless it shall, in each specific case, make specific findings of fact directly based upon the particular evidence presented to it, that support conclusions that:

- A. The variance requested arises from special conditions, of, or involving, the property which are unique, or that is a situation which is not ordinarily found in the same zoning district and the situation results from the enforcement of this Resolution and not by an action or actions of the property owner, the applicant, or any other person or party who has control of the property.
- B. The strict application of the provisions of this Resolution from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application.
- C. The variance desired will not adversely affect the public health, safety, and morals.

- D. The variance desired will not compromise the general spirit and intent of this Resolution.

3905.06 Conditions and Resolutions

In granting a variance, the Board may impose such conditions, safeguards and restrictions upon the premises benefited by the variance as may be necessary to comply with the standards set out in Sub-section 3905.05 of this Resolution to reduce or minimize potentially injurious affects of such variance upon other property in the neighborhood, and to carry out the general purpose and intent of this Resolution.

3905.07 Decision on Variance

The Board shall have all the powers of the Zoning Inspector with respect to such decision. The concurring vote of a majority of the members of the Board shall be necessary to reverse or modify any decision of the Zoning Inspector under this Resolution. The Board shall render a written decision on the application without unreasonable delay after the close of the hearing. A copy of the decision and findings of fact shall be sent to the applicant, the Board of trustees and the Zoning Commission.

3905.08 Period of Validity

A variance granted by the Board shall terminate at the end of six (6) months from the date on which the Board grants the variance, unless within such six (6) month period, a Zoning Certificate is obtained.

Section 3906 Procedure for Obtaining a Conditional Use Certificate

3906.01 Authorization

Specifically listed Conditional Uses are provided within the Zoning District Regulations in recognition that such uses, although often desirable, will more intensely affect the surrounding area in which they are located than the Permitted Uses of such Zoning District.

The intent of the procedure for authorizing a Conditional Use is to set forth in the developing a Conditional Use in accordance with the nature of the surrounding area, conditions of development, and with regard to appropriate plans.

3906.02 Application for Conditional Use

Any person owning or having an interest in property may file an application to use such property for one or more of the Conditional Uses provided for by this resolution in the Zoning District in which the property is situated. An application for a Conditional Use Certificate shall be filed in duplicate with the Zoning Inspector who shall forward without delay a copy to the Secretary of the Board:

The application for a Conditional Use shall contain the following:

A. Description of Property and Intended Use

1. A description sufficient to identify the property including a reference of the volume and page of the last recorded deed.
2. The proposed use of the property.
3. A statement of the necessity or desirability of the proposed use to the neighborhood or community.

4. A statement of the compatibility of the proposed use to adjacent property and land use.
5. Such other information regarding the property, proposed use, or surrounding area as may be pertinent to the application or required for appropriate action by the Board of Zoning Appeals.

B. Plot Plan

The application shall be accompanied by three (3) copies of a plot plan drawn to an appropriate scale, clearly showing the following:

1. The boundaries and dimensions of the lot.
2. The size and location of existing and proposed structures.
3. The proposed use of all parts of the lot and structures, including access ways, walks, off-street parking and loading spaces and landscaping.
4. The relationship of the proposed development to the development standards in the existing Zoning District.
5. The use of land and location of structures on adjacent property.

3906.03 Information for Township Zoning Commission

The Zoning Inspector shall file one (1) copy of the application and plot plan with the Township Zoning Commission within three (3) days after the filing of such application by the applicant, for informational purposes.

3906.04 Hearing on Conditional Use

A hearing on the application shall be held by the Board of Zoning Appeals and notice thereof given, as specified under Section 3904.03 of this Resolution.

3906.05 Standards for Conditional Use

The Board of Zoning Appeals shall not grant a Conditional Use unless it shall, in each specific findings of fact directly based upon the particular evidence presented to it that support conclusions that:

- A. The proposed Conditional Use will comply with all applicable regulations of this Resolution, including lot size, requirement, development standards, and use limitations.
- B. Adequate utility, drainage and other such necessary facilities have been or will be provided.
- C. Adequate access roads or entrance and exit drives will be provided and will be designed as to prevent traffic hazards and to minimize traffic conflicts and congestion in public streets and alleys.
- D. All necessary permits and licenses for the use and operation of the Conditional Use have been obtained or evidence has been submitted that such permits are obtainable for the proposed Conditional Use on the subject property.
- E. All exterior lights for artificial open-air illumination are so shaded as to avoid casting direct light upon any property located in a Residential District.

- F. The location and size of the Conditional Use, the nature and intensity of the operation involved or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
- G. The location, nature and height of building, structures, walls, and fences on the site and the nature and extent of landscaping and screening on the site shall be such that the use will not unreasonably hinder or discourage the appropriate development, use and enjoyment of adjacent land, building and structures.
- H. The Conditional Use desired will not adversely affect the public health, safety and morals.

3906.06 Conditions and Restrictions

In granting a Conditional Use Certificate, the Board of Zoning Appeals may impose such conditions, safeguards and restrictions upon the premises benefited by the Conditional use as may be necessary to comply with the standards set out in Section 3906 to reduce or minimize potentially injurious affects of such Conditional Uses upon other property in the neighborhood, and to carry out the general purpose and intent of this Resolution.

3906.07 Period of Validity

A Conditional Use Certificate granted by the Board of Zoning Appeals shall terminate at the end of one (1) year from the date on which the Board grants the Conditional Use, unless within the one (1) year period a building permit is obtained and the erection or alteration of a structure is started.

The Conditional Use Certificate will suffice as the Zoning Certificate required by Article 38, Section 3802 of this Resolution.

This page intentionally left blank.

ARTICLE 40
TOWNSHIP ZONING COMMISSION, DISTRICT CHANGES
AND RESOLUTION AMENDMENTS

Section 4001 Township Zoning Commission

4001.01 Organization

The Board of Township Trustees of Springfield Township proceeding under Section 519.01 to 519.99 inclusive of the Ohio Revised Code, shall create and establish a Township Zoning Commission. The Commission shall be composed of five (5) members who reside in the unincorporated area of the Township, included within this Zoning Plan, to be appointed by the Board of Trustees and the terms of the members shall be of such length and so arranged that the term of one (1) member will expire each year. The Board of Trustees may appoint a member of Clark County Planning Commission to serve on the Township Zoning Commission if that County Planning Commission member is qualified.

4001.02 Removal

Each member shall serve until his successor is appointed and qualified. Members of the Zoning Commission shall be removable in accordance with Section 519.04 of the Ohio Revised Code (see Section 3901 of this Resolution).

Section 4002 District Changes and Resolution Amendments

Amendments or supplements to the Zoning Resolution shall be effected as provided by Section 519.12 et. Seq..of the Revised Code of the State of Ohio.

4002.01 Procedure for District Changes

Applications for amendments to the Zoning Plan shall be filed in accordance with the filing procedures adopted by the Springfield Zoning Commission adapted from Chapter 519.12 Ohio Revised Code and summarized as follows:

- A. An amendment, supplement, reclassification, or change may be initiated by the Township Zoning Commission or Board of Township Trustees on its own motion or by a verified application of one (1) or more of the owners or lessees of property within the area proposed to be changed or affected by this Resolution.
- B. Once the application is filed and fees paid, the Township Zoning Commission shall set a date for a public hearing which shall not be less than twenty (20) days nor more than forty (40) days from the filing date. Notice of the hearing shall be given in a newspaper of general circulation in the Township at least fifteen (15) days before the hearing.
- C. If the proposed amendment or supplement requests rezoning or redistricting of ten (10) or fewer parcels of land, as listed on the tax duplicate, written notice of the hearings shall be mailed to property owners within three hundred (300) feet of the proposed area. The failure of delivery of such notice shall not invalidate any such amendment or supplement.

- D. Within five (5) days after the application is filed; or motion or resolution is adopted, the Township Zoning Commission or its representative shall transmit a copy thereof, along with text and map pertaining thereto to the Clark County Central CEDA Regional Planning Commission (CEDA RPC). The CEDA RPC shall recommend the approval or denial of the proposed amendment or the approval of some modification of it and shall submit its recommendation to the Township Zoning Commission. The recommendation shall be considered at the public hearing held by the Township Zoning Commission on the proposed amendment.
- E. The Township Zoning Commission shall, within thirty (30) days after such hearing, recommend the approval of some modification thereof and submit such recommendation to the Board of Township Trustees.
- F. The Board of Township Trustees shall, upon receipt of such recommendation, set a time for public hearing on the proposal, which date shall not be more than thirty (30) days from the date of the receipt of such recommendation from the Township Zoning Commission. Notice of the hearing shall be given in a newspaper of general circulation in the Township at least (15) days before the hearing date.
- G. Within twenty (20) days after such public hearing, the Board of Township Trustees shall either adopt or deny the recommendations of the Zoning Commission or adopt some modification thereof. The Board of Township Trustees may deny or modify the Zoning Commission's recommendation with a majority vote.
- H. Such amendment or supplement adopted by the Board of Trustees shall become effective in thirty (30) days after the adoption of the amendment or supplement is presented to the Board of Trustees, unless, as specified in ORC 519.12, within thirty (30) days a petition is presented to the Township Board of Trustees, signed by at least eight (8) per cent of the qualified voters residing in the unincorporated area of the township or part thereof included in the Zoning Plan of the total vote in the last preceding general election at which a governor was elected, requesting the Board of Trustees to submit the amendment or supplement to the electors of such area for approval or rejection at the next primary or general election.
- I. No amendment or supplement for which such referendum vote has been requested shall be put into effect unless majority of the vote cast on the issue is in favor of the amendment. Upon certification by the voters, it shall take immediate effect.

4002.02 Written Application

Two (2) copies of a provided application form shall be filed with the Township Zoning Commission at their public office.

A. Description of Change

The application shall include the following statements:

1. A description or statement of the present or proposed provisions of this Zoning Resolution or the boundaries of the Zoning District Map.
2. A description sufficient to identify the property including a reference of the volume and page of the last recorded deed.
3. The proposed use of the property.
4. A statement of the necessity or desirability of the proposed use to the neighborhood or community.

5. A statement of the relationship of the proposed use to adjacent property and land use.
 6. A list of owners of property within three hundred (300) feet from such accordance with the Clark County Auditor's current tax list.
 7. Such other information regarding the property, proposed use, or surrounding area as may be pertinent to the application or required for appropriate action by the Township Zoning Commission or Township Trustees.
- B. The application shall be accompanied by two (2) copies of a plot plan, prepared by a registered engineer, architect, or surveyor of the State of Ohio, drawn to an appropriate scale, clearly showing the following:
1. The boundaries and dimensions of the lot.
 2. The appropriate size and location of existing and proposed structures on the land to be rezoned if desired by applicant.
 3. The proposed use of all parts of the lot and structures, including access ways, walks, off-street parking and loading spaces, and landscaping if desired by applicant.

This page intentionally left blank.

ARTICLE 41
LAND USE INTENSITY

Section 4101 Land Use Intensity Scale

The Land Use Intensity (LUI) Scale provides a series of density ratings which include floor area, open space, living space, and recreation space for all dwellings and lodging uses ad regulated in the Planned Residential District of this Resolution. The Land Use Intensity has ranges from LUI 3.0 to LUI 8.0 and is expressed in ratios as follows:

Land Use Intensity Rating	Floor Area Ratio	Open Space Ratio	Living Space Ratio	Recreation Space Ratio
LUI	FAR	OSR	LSR	RSR
3.0	.100	8.0	6.5	.25
3.1	.107	7.4	5.8	.24
3.2	.115	6.9	5.2	.23
3.3	.123	6.4	4.7	.23
3.4	.132	5.9	4.2	.22
3.5	.141	5.5	3.8	.21
3.6	.152	5.1	3.5	.20
3.7	.162	4.8	3.3	.20
3.8	.174	4.4	3.0	.19
3.9	.187	4.2	2.8	.19
4.0	.200	3.8	2.6	.18
4.1	.214	3.6	2.4	.18
4.2	.230	3.3	2.2	.17
4.3	.246	3.0	2.0	.16
4.4	.264	2.8	1.8	.16
4.5	.283	2.6	1.7	.15
4.6	.303	2.4	1.5	.15
4.7	.325	2.2	1.4	.14
4.8	.348	2.1	1.3	.14
4.9	.373	1.9	1.2	.14
5.0	.400	1.8	1.1	.13
5.1	.429	1.7	1.0	.13
5.2	.459	1.6	.91	.12
5.3	.492	1.5	.84	.12
5.4	.528	1.4	.77	.12
5.5	.566	1.3	.71	.11
5.6	.606	1.2	.66	.11
5.7	.650	1.1	.61	.10
5.8	.696	1.0	.57	.10
5.9	.746	.91	.53	.10
6.0	.800	.85	.50	.10
6.1	.857	.80	.46	.09
6.2	.919	.74	.43	.09
6.3	.985	.70	.40	.09

Land Use Intensity Rating	Floor Area Ratio	Open Space Ratio	Living Space Ratio	Recreation Space Ratio
LUI	FAR	OSR	LSR	RSR
6.4	1.06	.65	.38	.08
6.5	1.13	.60	.36	.08
6.6	1.21	.56	.34	.08
6.7	1.30	.52	.32	.08
6.8	1.39	.49	.30	.07
6.9	1.49	.46	.29	.07
7.0	1.60	.43	.27	.07
7.1	1.72	.40	.26	.07
7.2	1.84	.38	.25	.06
7.3	1.97	.36	.24	.06
7.4	2.11	.34	.23	.06
7.5	2.26	.32	.22	.06
7.6	2.42	.31	.21	.06
7.7	2.60	.30	.20	.06
7.8	2.79	.29	.20	.05
7.9	2.99	.28	.19	.05
8.0	3.20	.27	.19	.05

Section 4102 Application of Land Use Intensity (LUI)

- A. The purpose of land use intensity is to relate land area and open space to each other. In applying land use intensity, the floor area ratio creates a maximum use of building in relation to land area and the open space requirements based upon and computer from the actual floor area developed on a zoning lot. Where accessory or mixed uses are involved, the open space requirement shall be based on floor area other than that used for commercial purposes. Recreation Space (RS) may be a part of Living Space (LS) and Living Space a part of Open Space (OS). The following is an application of the ratios expressed in the foregoing section:
1. Floor Area Ratio (FAR). The ratio of floor area (FA) to land area (LA) expresses as a percent or decimal. Floor Area Ratio (FAR) X Land Area (LA) = maximum permitted floor area.
 2. Open Space Ratio (OSA). The ratio of space (OS) to floor area (FA) that has been developed, expressed as a percent or decimal. Living space ratio (LSR) X floor area (FA) = minimum required living space which may be part of required open space (OS).
 3. Living space ratio (LSR). The ratio of living space (LS) to floor area (FA) that has been developed, expressed as a percent or decimal. Living space ratio (LSR) X floor area (FA) = minimum required living space which may be part of required open space (OS).
 4. Recreation space ratio (RS). The ratio of recreation space (RS) to floor area (FA) that has been developed expressed as a percent or decimal. Recreation space ratio (RSR) X floor area (FA) – minimum required recreation space which may be part of required living space (RLS).

- B. In determining land area, floor area, and open space, the following shall be applicable:
1. Land area. In determining land area, the following shall be included.
 - a. The area of the zoning lot, less any area for which vehicular access has been granted to other properties.
 - b. An area equal to not more than one-half (1/2) of the abutting right-of-way of any public street or alley to which the zoning lot has vehicular access rights. Said abutting right-of-way shall not include freeways, no easements or private streets in which vehicular right-of-way to other properties are granted. On lots abutting intersecting streets, the area shall be determined by the center line extension of the abutting streets connected with the lot line extensions of the zoning lot.
 2. Floor area. In determining floor area, the areas of the several floors of a building measured from the exterior faces of the exterior walls, or from the center line of walls separating two buildings and all stairways, balconies, and corridors shall be included. The following areas shall be excluded:
 - a. Attic areas with headroom of less than seven (7) feet.
 - b. Storage rooms.
 - c. Elevator hoist machinery.
 - d. Cooling towers.
 - e. Areas devoted exclusively to air-conditioning ventilating and other building machinery and equipment.
 - f. Parking structures.
 3. Open space. In determining the area of living open space, the following shall be included.
 - a. Land area as determined under number (1) less the building area; and
 - b. Useable roof area.
 4. Living open space. In determining the area of living open space, the following shall be included:
 - a. Land area as determined under (1) less the building area and less the area used for parking or maneuvering of vehicles; and
 - b. Useable roof area.
 5. Recreation space. In determining the area of recreation space, open area for both passive and active recreation facilities shall be included, subject, however, to the following conditions:
 - a. If the recreation space requirement is less than 10,000 square feet, the recreation space, other than roof area, shall be located in a contiguous portion of the zoning lot.

- b. If the recreation space requirement is 10,000 square feet or more, each separate recreation area shall contain at least 10,000 square feet and shall not be less than one hundred (100) feet in least dimensions at any point, except for any space of less than 10,000 square feet constituting the remainder after provision has been made for the 10,000 square foot areas. Modification of these areas and dimensional requirements shall be allowed if the shape or topography of the site prevents compliance or if the recreation space consists of useable roof area.

ARTICLE 42

WHEN EFFECTIVE, REPEAL OF CONFLICTING RESOLUTION, VALIDITY

Section 4201 When Effective

This Resolution shall be in full force and effect on or after May 22, 1974, upon certification by the Clark County Board of Elections. Until such time, the County Zoning Resolution shall be in effect.

Following certification, this Resolution shall be in effect in all portions of Township and provide continuous zoning since it was originally adopted on _____.

Section 4202 Repeal of Conflicting Resolution

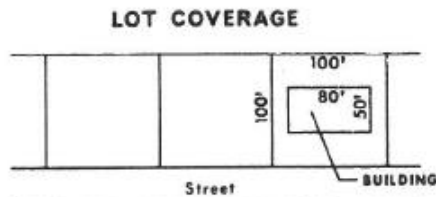
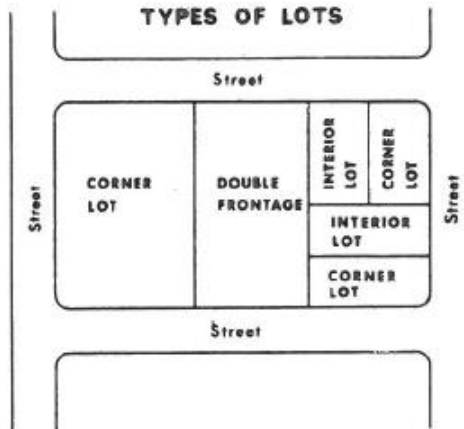
The Clark Zoning Resolution now in effect in Springfield Township, Clark County, Ohio, and in conflict with the Zoning Regulations as they are established herein, is hereby repealed. However, all suits at law or in equity and/or prosecutions resulting from violation of any Zoning Resolution heretofore in effect, which are now pending in any of the Court of the State of Ohio or of the United States, shall not be bated or abandoned by reason of the adoption of this Zoning Resolution has not been adopted; and any and all violations of existing Zoning resolutions, prosecutions for which have not yet been instituted may be hereafter filed and prosecuted; and nothing in this Resolution shall be so construed as to be abandon, abate, or dismiss any litigation or prosecution now pending, and/or which may have heretofore been instituted or prosecuted.

Section 4203 Validity

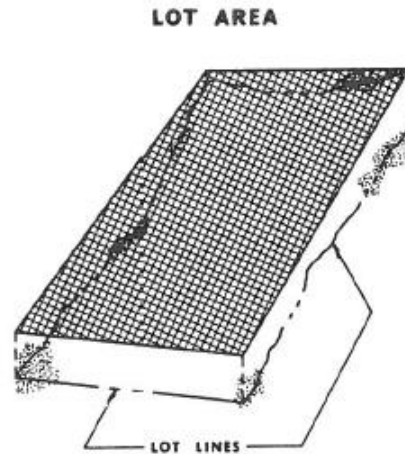
If any article, section, sub-section, paragraph, sentence or phrase of the Resolution is for any reason to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution.

APPENDIX

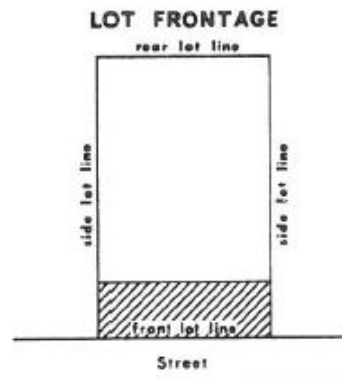
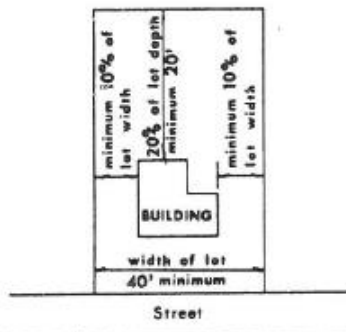
The illustrations contained in this Appendix are provided solely to clarify the intent of textual provisions and are not to be considered a part of the Zoning Resolution for purposes of construction, interpretation or otherwise.



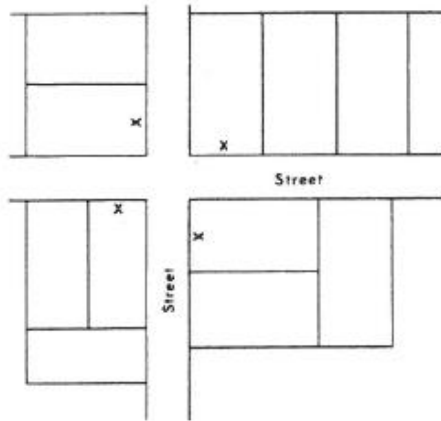
EXAMPLE: WHEN LOT AREA EQUALS 10,000 SQUARE FEET AT 40% COVERAGE, BUILDING MAY NOT EXCEED 4,000 SQUARE FEET. OTHER 60% (6,000 SQUARE FEET) OF LOT IS FOR YARDS, PARKING, ETC.



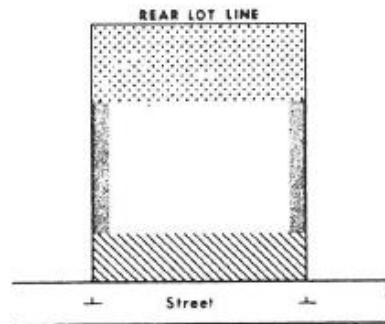
YARD REQUIREMENTS FOR EXISTING LOT OF RECORD



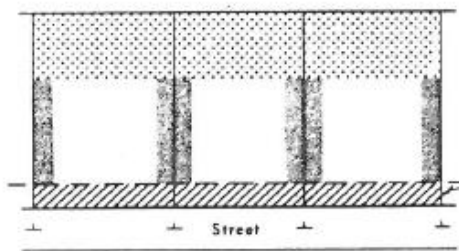
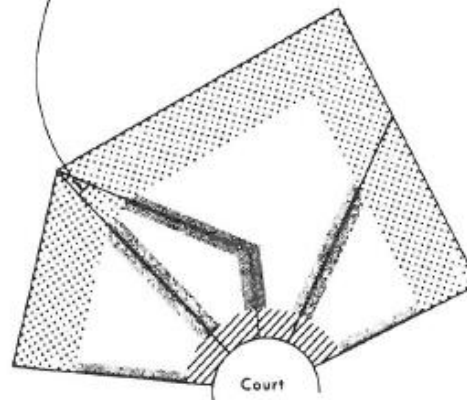
YARDS AND LOT LINES



LOT LINE WITH LEAST AMOUNT OF STREET FRONTAGE DETERMINES FRONT YARD.

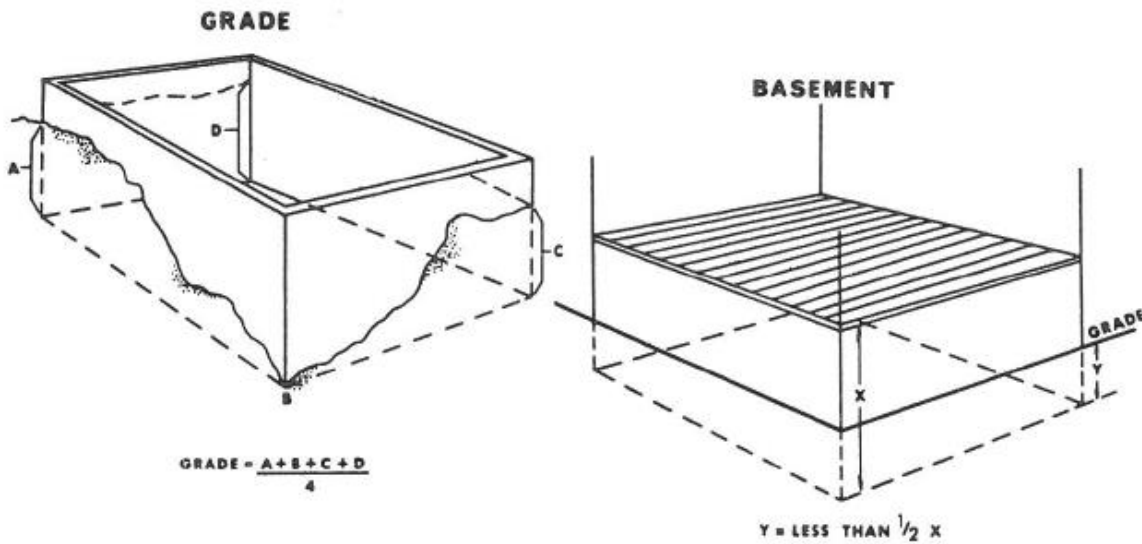


REAR LOT LINE 15' LONG AND PARALLEL TO FRONT LOT LINE.

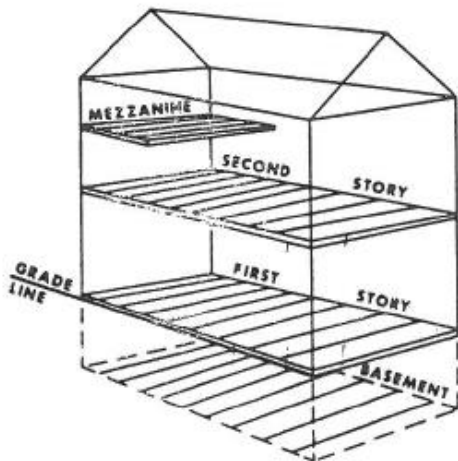


FRONT YARD IS MEASURED FROM RIGHT-OF-WAY LINE.

KEY	
	FRONT YARD AREA
	SIDE YARD AREA
	REAR YARD AREA

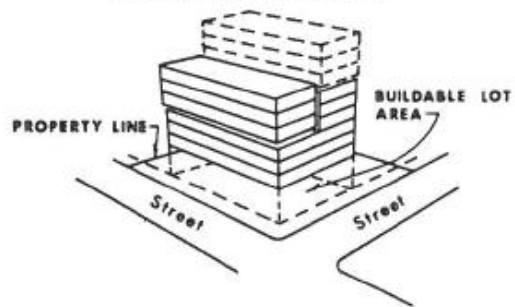


DETERMINING FLOOR AREA FOR FLOOR AREA RATIO



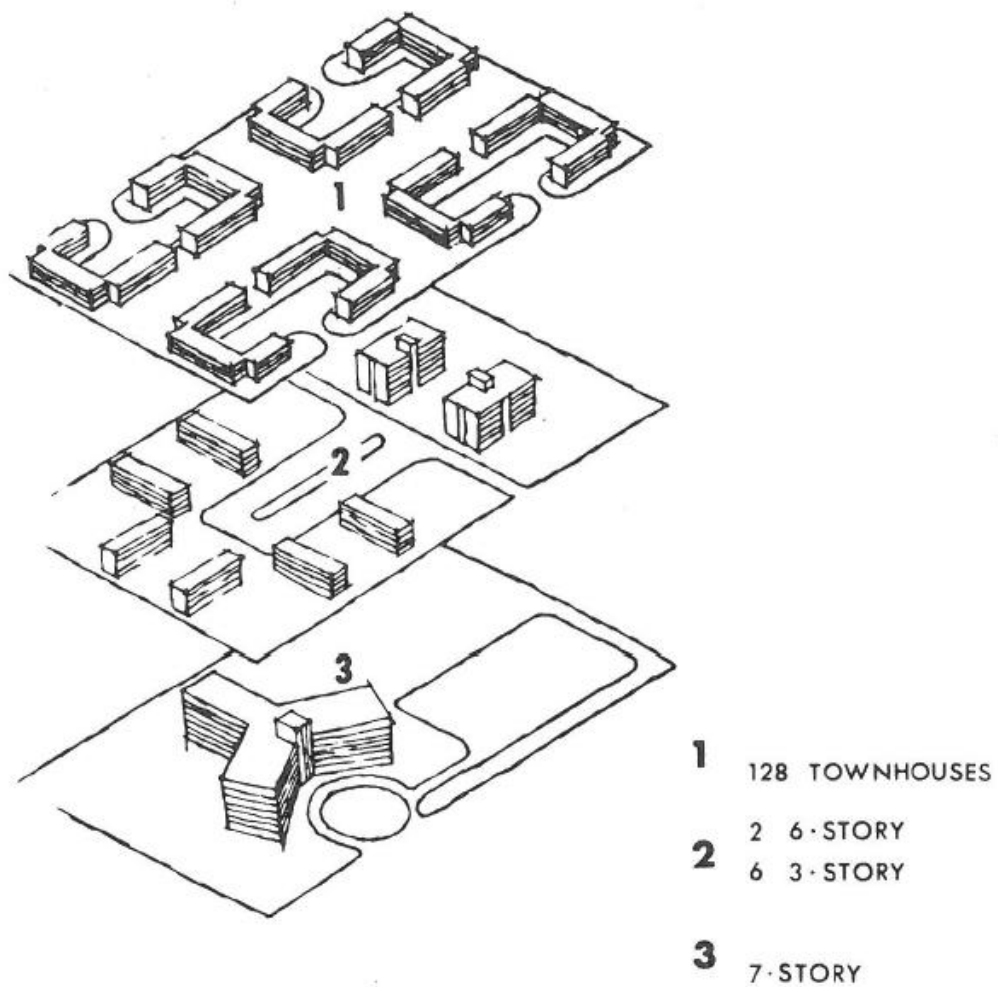
(TO BE MEASURED AS MINIMUM ALLOWABLE)

FLOOR AREA RATIO



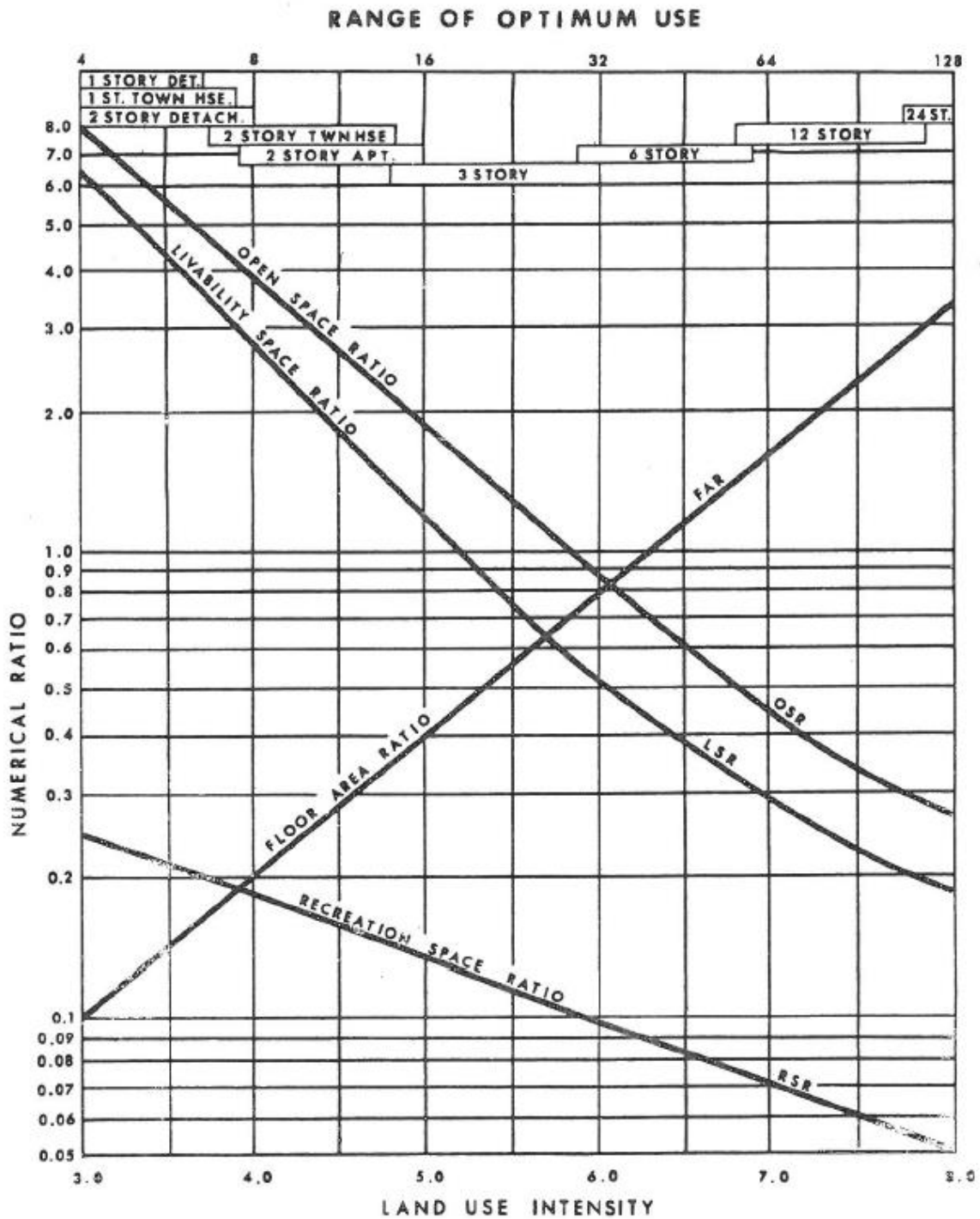
MULTIPLY LOT AREA BY F.A.R. VALUE TO DETERMINE MAXIMUM ALLOWABLE FLOOR AREA FOR ANY GIVEN LOT.
EXAMPLE: F.A.R. OF 3.0 ON A 10,000 SQUARE FOOT LOT WOULD ALLOW 30,000 SQUARE FEET OF BUILDING AREA.

A CONSTANT FLOOR AREA RATIO ALLOWS AN INCREASE IN HEIGHT WITHOUT INCREASE IN FLOOR AREA.



**VARIED BUILDING TYPES IN AN AREA,
WHILE MAINTAINING A CONSTANT LAND
USE INTENSITY.**

LAND USE INTENSITY SCALE



CHAPTER 1142
EECPOD EASTERN EDGE CORRIDOR PLAN OVERLAY DISTRICT